



PETTENGELLS
ESTATE AGENTS

47 Silverdale, Barton On Sea, Hampshire, BH25 7DE
Asking Price £685,000

47 Silverdale, Barton On Sea, Hampshire, BH25 7DE

- Four well proportioned bedrooms
- Superb well appointed kitchen
- Living/dining room
- Conservatory
- Study/snug/ground floor fifth bedroom
- Bathroom
- Ensuite
- Downstairs WC
- Tucked away location
- Walking distance of Barton sea front
- Dining/family room
- Chain free sale





SPLENDID FAMILY HOME, OFFERED 'CHAIN FREE', IN A LOVELY TUCKED AWAY LOCATION BUT WITHIN WALKING DISTANCE OF BARTON SEA FRONT.

Accommodation: The entrance hall leads into the living room which has a feature fire place and then double doors lead to the family/dining room. Further doors then open to the lovely conservatory which overlooks the rear garden, this is heated and does have power points, so is useable all year round. There is a downstairs cloakroom and a study/snug/ground floor fifth bedroom. The most impressive and well appointed kitchen/breakfast room which has quality work surfaces and extensive integrated appliances, overlooks the rear garden. Upstairs there are four bedrooms, an ensuite shower room as well as a main bathroom.

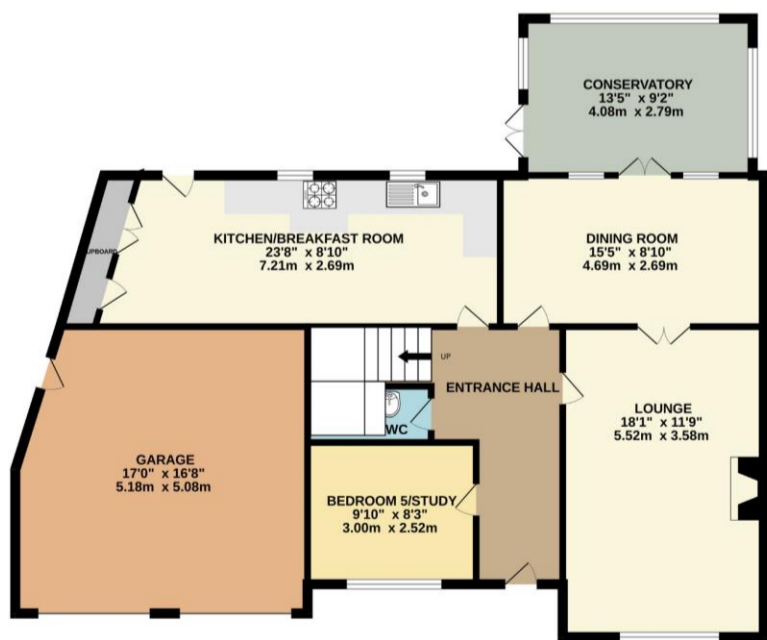
Outside: There is a pleasant area of mainly lawned front garden and adjoining this the paved drive gives off road parking and leads to the attached double garage which measures 16'8 x 17'4" max. This has twin electric doors to front. The rear garden is a pleasant feature of the house with lawned area, shrub borders and paved patio.

EPC: C, Council tax band: E, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
1179 sq.ft. (109.5 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1850 sq.ft. (171.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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