



PETTENGELLS
ESTATE AGENTS

16 Barton Drive, Barton On Sea, Hampshire, BH25 7JJ
Asking Price £525,000

16 Barton Drive, Barton On Sea, Hampshire,
BH25 7JJ

- Lovely Detached Bungalow
- Quiet Area
- Pleasant Garden
- Two Bedrooms
- Driveway & Garage
- Living Room
- Fine Kitchen
- Shower Room + Second WC
- Utility Room
- Brand new gas boiler





We are pleased to offer this well presented two bedroom detached bungalow with lovely garden and viewing recommended.

Outside: To the front of the bungalow there is lots of off road parking, the drive then extends down the side to the single garage (with power) this leads outside and has a door to the rear garden. This comprises a lawned area, summer house, shrub borders, a pond, a large patio and a pleasant bright aspect as well as good seclusion.

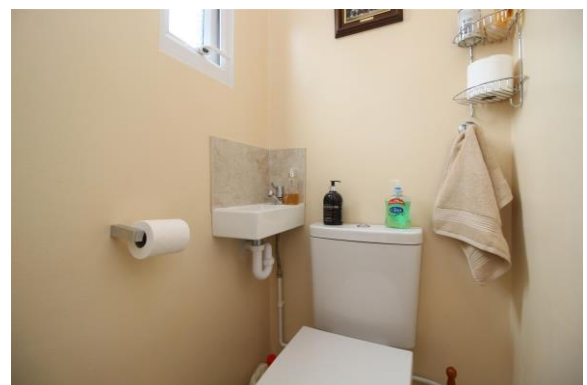
EPC: D, Council tax band: D, Tenure: Freehold

PETTENGELLS
ESTATE AGENTS

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



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.



PETTENGELLS
ESTATE AGENTS

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