



**PETTENGELLS**  
ESTATE AGENTS

1 Sandmartin Close, Barton On Sea, Hampshire, BH25 7NF  
Asking Price £875,000

1 Sandmartin Close, Barton On Sea, Hampshire,  
BH25 7NF

- Three/Four Bedrooms
- Sea Views from first floor main bedroom
- Kitchen/Dining Room
- Lounge leading into Conservatory
- South Facing Garden
- Driveway Parking for several cars & garage
- Select Cul-de-sac off the cliff top road
- Two En-Suite Bathrooms
- Family Bathroom
- Downstairs Cloakroom







**SUPERB THREE/FOUR BEDROOM CHALET STYLE PROPERTY WITH SEA VIEWS FROM MAIN BEDROOM!**  
 We are pleased to offer this spacious and unique home, situated in a cul-de-sac off the cliff top road.

**Accommodation:** The property offers versatile accommodation comprising kitchen/dining room with utility room, a good sized lounge leading through to conservatory with southerly aspect, ground floor bedroom with en suite bathroom and further ground floor bedroom/separate dining room. First floor there are two large bedrooms with family bathroom. The impressive main bedroom has sea views and en suite bathroom. There are built in wardrobes to the three principle bedrooms.

**Outside:** The south facing garden is laid mainly to lawn bounded by various shrub borders and the house itself is situated at the end of a pleasant cul-de-sac originally built by Pennyfarthing Homes. There is a single garage with electric up and over door to front with power. There is also ample parking for three/four cars.

EPC: C, Council Tax Band: F, Tenure: Freehold

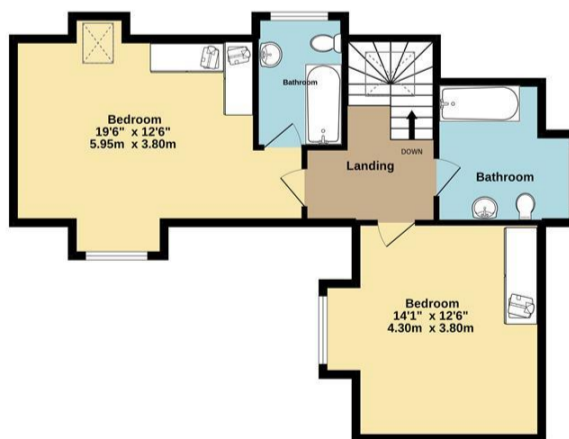
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
 1127 sq.ft. (104.7 sq.m.) approx.



1ST FLOOR  
 650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1777 sq.ft. (165.1 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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