



PETTENGELLS
ESTATE AGENTS

22 Solent Drive, Barton On Sea, Hampshire, BH25 7AW
Asking Price £855,000

22 Solent Drive, Barton On Sea, Hampshire,
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- Four Double Bedrooms
- 24' Kitchen/Breakfast Room
- 20' x 19' Living/Dining Room
- En Suite & Bathroom
- Garage & Driveway
- Lovely Gardens
- Sought after Location
- Close to Long Meadow and Cliff top
- Sole Agents
- Exceptionally Spacious





SPACIOUS CHALET BUNGALOW IN HIGHLY DESIREABLE LOCATION!

We are pleased to offer this exceptionally roomy four bedroom, two bathroom detached chalet style bungalow, with lovely gardens and situated in one of the areas premier locations. Features include a 20' x 19' living room and a 24' kitchen/diner. Just a short walk from Long Meadow shown in image 21 and Barton Cliff top.

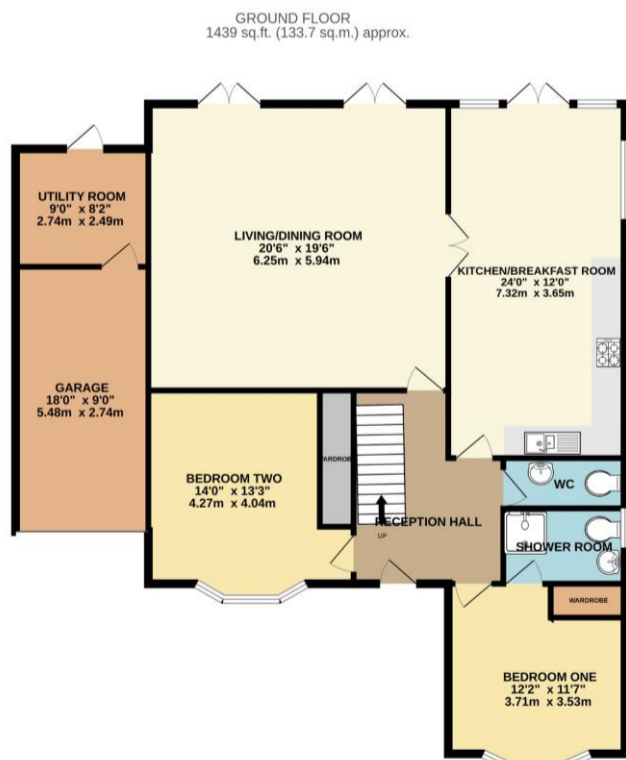
Accommodation: There is a pleasant welcoming entrance hall which opens to the superb large living room. This has twin sets of French doors opening out to the rear garden. The well appointed and sizeable kitchen/dining room with extensive integrated appliances and feature central island also opens out to and overlooks the rear garden. There are two ground floor bedrooms, one with an ensuite shower room and there is a downstairs cloakroom. The first floor landing doubles as a useful study area and there are two further bedrooms as well as a lovely bathroom. Weather permitting there is a very distant sea glimpse from upstairs!

Outside: To the front is an extensive paved area with lots of off road parking and adjoining this there is an area of mainly lawned garden. The drive leads to the good sized single garage and which has an electric door to front and also houses the gas boiler. This leads into the utility room and in turn to the rear garden. The rear garden comprises a lovely lawned area, there are shrub borders and an impressive spacious decked area, ideal for alfresco dining or enjoying the better weather. There is a large outside shed.

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



TOTAL FLOOR AREA : 2108 sq.ft. (195.8 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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IMPORTANT: 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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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