



PETTENGELLS
ESTATE AGENTS

15 Royston Place, Barton On Sea, Hampshire, BH25 7AJ
Asking Price £455,000

15 Royston Place, Barton On Sea, Hampshire,
BH25 7AJ

- Impressive spacious house
- Quiet location
- Chain free sale
- Living room plus dining room
- Four bedrooms
- Conservatory
- Kitchen
- Garage
- South Facing courtyard garden





IMPRESSIVE NEO-GEORGIAN HOUSE IN A QUIET LOCATION BETWIXT NEW MILTON TOWN AND BARTON SEA FRONT.

Accommodation: The welcoming entrance hall leads into the lovely living room and in turn a spacious dining room. There is a downstairs cloakroom, a well appointed kitchen, a conservatory and an adjoining utility room. Upstairs the spacious first floor landing leads to the four bedrooms, three doubles and a single, with the three larger bedrooms all having fitted wardrobes. There is then a bathroom.

Outside: There is a small area of front garden which is looked after under the wider maintenance arrangement (most recently £785 per annum per home). There is a garage in a block. The rear garden enjoys an approx southerly aspect and has been laid out for ease of maintenance ie currently no lawn but there are shrub borders and a paved patio.

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

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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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