



PETTENGELLS
ESTATE AGENTS

22 Eldon Avenue, Barton On Sea, Hampshire, BH25 7LL
Asking Price £475,000

22 Eldon Avenue, Barton On Sea, Hampshire,
BH25 7LL

- Appealing detached bungalow
- Betwixt town and sea
- Great Potential
- Pleasant gardens
- Drive and Garage
- Two Bedrooms
- Conservatory overlooking garden
- Kitchen
- Seller has enjoyed living here for 25+ years!
- Shower room plus second WC





BUNGALOW IN GOOD LOCATION, LOVELY GARDEN, GREAT POTENTIAL TO EXTEND AND/OR MODERNISE

Accommodation: The porch leads into the entrance hall. There is are separate living and dining areas and these also lead into the impressive conservatory which is heated so is usable all year round and has a lovely overlook over the rear garden. This also accesses the kitchen which can also be entered from the hallway. It overlooks the rear garden. There are two bedrooms at the front of the bungalow. There is a study and cloakroom/WC, as well as a shower room/second WC.

Outside: The drive gives off road parking and leads to the detached garage measuring 17'8" x 7'10" with electric up and over door to front, pitched roof. There is an area of front garden with mainly lawn and shrubs. The rear garden is a lovely feature of the bungalow with private lawned area, various shrubs, some paved patio and a shed.

EPC: D, Council tax band: D, 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
1106 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 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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