

24 Farm Lane South, Barton On Sea, Hampshire, BH25 7BR Asking Price £700,000

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- 4 Bedroom bungalow
- 3 Reception Rooms including conservatory
- 2 Bathrooms
- Double length garage (10m length)
- Gas fired central heating and double glazed
- Lovely location in Barton on Sea
- Private and secluded garden
- Impressive kitchen













A VERY WELL PRESENTED FOUR BEDROOM CHALET STYLE PROPERTY, SITUATED IN A LOVELY ROAD IN BARTON ON SEA.

Accommodation: The front door opens into a handy porch area, which leads into a generous hallway. The spacious living room, has a pleasant outlook to the front, with feature fireplace. The impressive kitchen to the rear has a door to the side and is archwayed into the dining area, in turn to the conservatory and opening onto rear garden. There are three ground floor bedrooms with bedroom one having fitted wardrobes (bedroom three currently being used as a study) and a bathroom with separate shower. On the first floor then is a further bedroom and large shower room.

Outside: The driveway provides off-road parking and leads to a double-length garage. The rear garden is particularly private and laid to lawn with area of patio, with mature flower and shrub borders. From the patio area, there is a door giving access to the rear of the garage.

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

PETTENGELLS

ESTATE AGENTS

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197 FLOOR
290 sq. (.86 sq.m.) approx.

Shower Room

Shower Room

14'9' × 116' max

450m × 3.50m max

Whist every attempt has been made to make the accessor, the florigation contained their, measurements of obors, including, comis and any other firms are agreements and no regionshibly to laken for any error, prospective purchaser. The services, systems and agricultural and no regionshibly to laken for any error, prospective purchaser. The services, systems and agricultural systems have not been extend 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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