



**PETTENGELLS**  
ESTATE AGENTS

5 White Knights, Barton On Sea, Hampshire, BH25 7HA  
Asking Price £315,000

5 White Knights, Barton On Sea, Hampshire,  
BH25 7HA

- Two bedrooms
- Bright Living/dining room
- Kitchen
- Bathroom
- Garage
- Gardens
- Short walk to the beach
- Chain free sale
- Sole agents







**HOUSE, JUST A SHORT WALK TO THE BEACH**

We are pleased to offer as a 'chain free' sale this freehold two bedroom mid terrace house with garage and gardens situated just a few hundred yards back from the sea.

Accommodation: The entrance vestibule leads into the living/dining room which enjoys a bright southerly aspect. There is then an inner hall with a staircase to the first floor and a door to the rear porch. The kitchen overlooks the rear garden. A first floor landing accesses the two double bedrooms and the bathroom.

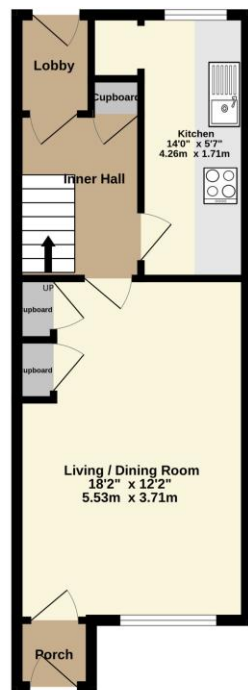
Outside: There is an area of mainly lawned front garden and a rear garden which has been laid out for ease of maintenance (neighbour has an access right of way through the garden). There is a garage in a block nearby measuring 16' x 8'4".

EPC: C, Council tax band: C, Tenure: Freehold, Approx floor area: 786 sq ft

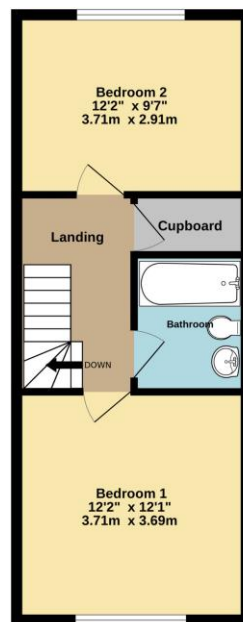
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
405 sq. ft. (37.6 sq.m.) approx.



1ST FLOOR  
381 sq. ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq. ft. (73.0 sq.m.) approx.  
While 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.  
Made with Hozonix 12/22



**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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