



PETTENGELLS
ESTATE AGENTS

39a Marine Drive East, Barton On Sea, Hampshire, BH25 7QX
Offers in excess of £375,000

39a Marine Drive East, Barton On Sea,
Hampshire, BH25 7QX

- Stones-throw from clifftop
- Seaview & direct access to courtyard garden from lounge
- Freehold semi' bungalow
- Two double bedrooms
- Parking space
- Ensuite shower room to master bedroom
- Further main bathroom
- 'Low maintenance' property & garden
- Ideal 2nd home or holiday lets
- Built by Pennyfarthings circa 2005





LOW MAINTENANCE BUNGALOW A STONES THROW FROM THE CLIFF TOP MAKING THE IDEAL HOLIDAY HOME OR BUSINESS VENTURE WITH HOLIDAY LETS.

We are pleased to offer this well presented, two bedroom semi detached bungalow with easy to maintain garden, two bathrooms and a distant sea view.

Accommodation: The entrance hall leads into the south facing living/dining room. This opens out to the garden and through the bay window there is a lovely sea view in the distance. Bedroom one overlooks the front garden, has a fitted wardrobe and the benefit of a lovely ensuite shower room. Bedroom two opens to the small rear garden and also has a fitted wardrobe. There is a main bathroom with window. There is a well appointed kitchen.

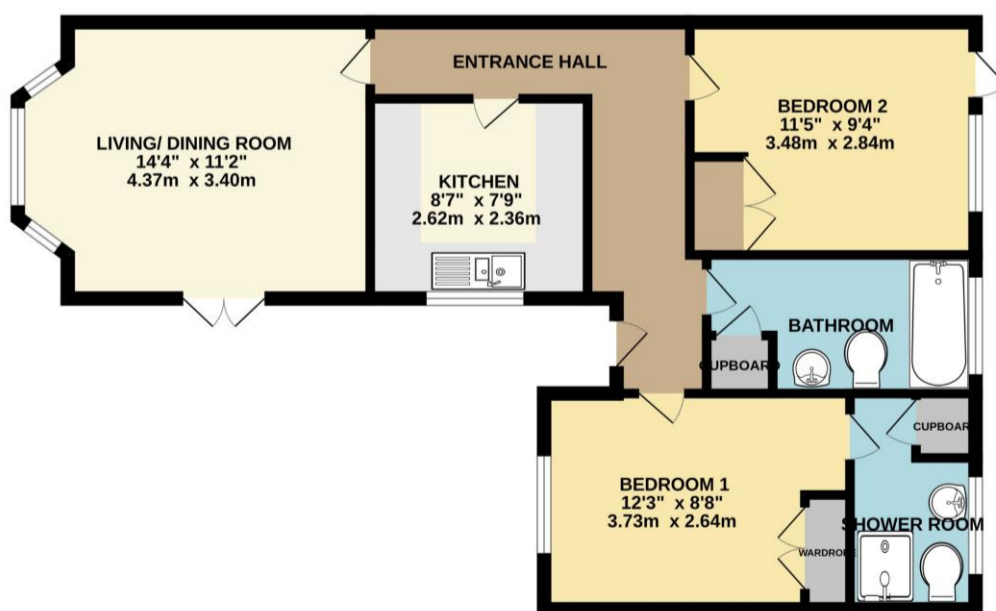
Outside: To the front of the main building there is car parking area where this bungalow does have its own allocated space. There is a small but pleasant area of south facing 'courtyard' garden adjoining the bungalow which is mainly paved for ease of maintenance. We are pleased to report that this is a freehold bungalow with no maintenance charge. There is a small area of rear garden plus a garden shed. Sea view and Long Meadow pictures taken short walk from property.

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
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.5 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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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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