



PETTENGELLS
ESTATE AGENTS

19 The Martells, Barton On Sea, BH25 7BG
Offers Over £599,950

19 The Martells, Barton On Sea, BH25 7BG

- Well presented chalet style home
- Well appointed kitchen
- Downstairs cloakroom
- Downstairs bedroom
- Two first floor bedrooms
- Two bathrooms
- South facing garden
- Drive & garage
- Pleasant location
- Viewing recommended





SPLENDID THREE BEDROOM DETACHED RESIDENCE BETWIXTED NEW MILTON TOWN AND BARTON SEA FRONT.

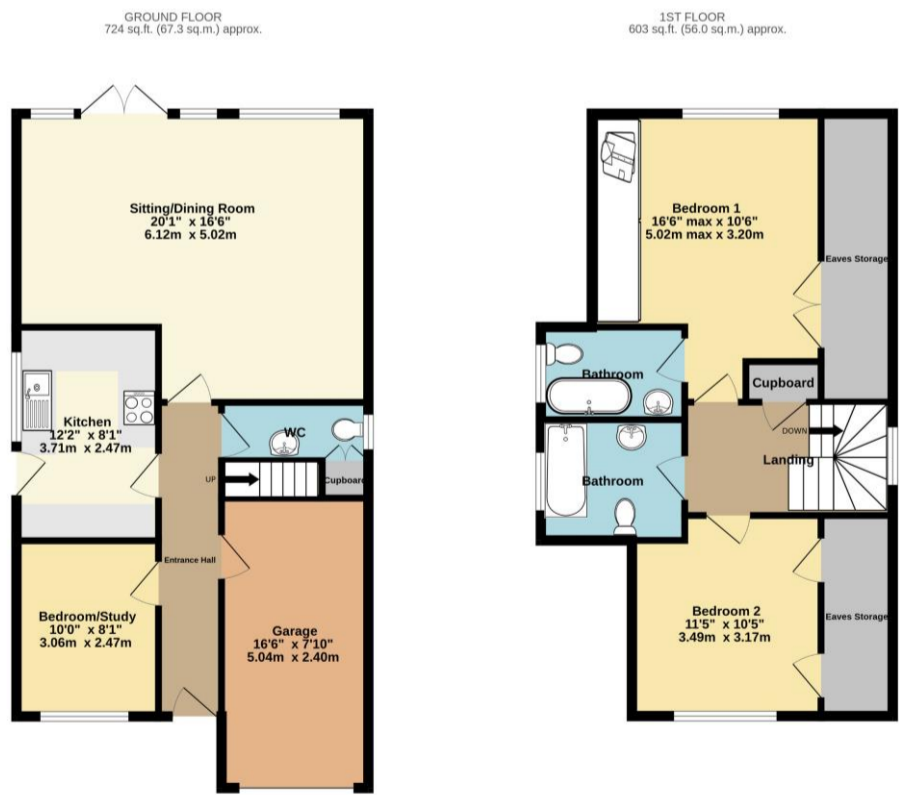
Accommodation: The entrance hall leads into the superb large L-shaped living/dining room(with integrated sound system). There is a well appointed kitchen with underfloor heating and with extensive integrated Neff appliances comprising fridge, freezer, dishwasher, washing machine, oven, five burner gas hob and extractor hood. At the front of the property there is a ground floor third bedroom but this could equally be a further reception room. There is a downstairs cloakroom. Upstairs the first floor landing leads to two good sized bedrooms that both have excellent built in wardrobes and extensive under eave storage. There is an ensuite bathroom to bedroom one and an additional bathroom adjoining bedroom two.

Outside: To the front of the property is an attractive area of lawned garden adjoining which the paved drive gives off road parking and leads to the integral garage measuring 16'2" x 7'7" electric door to front currently housing the gas boiler. The rear garden is a delightful feature, enjoying a lovely southerly aspect. Comprises lawn, attractive borders, there is also a summer house/'beach hut' with power. At the back of the garden, gates lead to an additional lawned area to the rear and there are various paved areas around the garden as well as outside power/lighting and a water feature.

EPC: D, Council tax band: E, 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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