



**PETTENGELLS**  
ESTATE AGENTS

4 Sandmartin Close, Barton On Sea, Hampshire, BH25 7NF  
**Offers Over £600,000**

4 Sandmartin Close, Barton On Sea, Hampshire,  
BH25 7NF

- Spacious bungalow near beach
- Three good bedrooms
- Generous living room
- Separate dining room
- Ensuite & bathroom
- Large garage
- Kitchen overlooking garden
- Chain free sale
- Private garden
- Quiet cul de sac location





SPACIOUS 'PENNYFARTHINGS' BUILT BUNGALOW JUST A STONES THROW FROM BARTON CLIFF TOP, OFFERED 'CHAIN FREE'.

Accommodation: The entrance hall leads into the generous living room with arch to separate dining room, the spacious kitchen/breakfast room opens out to the rear garden. There are three double bedrooms, an ensuite shower room to bedroom one plus a main bathroom.

Outside: There is an area of garden to the front and the driveway gives lots of off road parking leading down the side of the property to the large detached single garage with power supplied. This adjoins the rear garden which comprises a secluded lawned area, shrub borders and paved patio.

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

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



**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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