



PETTENGELLS
ESTATE AGENTS

1 Silverdale, Barton On Sea, Hampshire, BH25 7BD
Asking Price £550,000

1 Silverdale, Barton On Sea, Hampshire, BH25 7BD

- Impressive chalet style house
- Betwixt town & sea front
- Lovely garden
- Spacious accommodation
- Three first floor bedrooms
- Study/ground floor bedroom four
- Large living/dining room
- Kitchen overlooking rear garden
- Bathroom
- Ensuite





APPEALING DETACHED CHALET STYLE HOME, JUST A SHORT WALK TO BARTON CLIFF TOP AND THE LOVELY LONG MEADOW.

Accommodation: The entrance hall leads into the splendid large double aspect living/dining room. The well appointed kitchen/breakfast room overlooks the rear garden. There is a downstairs cloakroom and a study/ground floor fourth bedroom. The first floor landing opens to the three main bedrooms. Bedroom one has an ensuite shower room plus there is a family bathroom.

Outside: To the front of the house is a lovely lawned area of garden and there is a further area to the side of the garage (16'7" x 8'3" with electric door), to the front of which the paved drive gives off road parking. The lovely rear garden comprises a lawned area with attractive borders, there is also paving adjacent to the house and a garden shed.

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

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TOTAL FLOOR AREA: 1347 sq.ft. (125.1 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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IMPORTANT: 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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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