



**PETTENGELLS**  
ESTATE AGENTS

26 Southern Lane, Barton On Sea, Hampshire, BH25 7JA  
Asking Price £485,000

26 Southern Lane, Barton On Sea, Hampshire,  
BH25 7JA

- Detached bungalow
- Two bedrooms
- Living room & dining room
- Large air conditioned conservatory
- Shower room, 2 WC's
- Kitchen/breakfast room
- Driveway & garage
- Chain free sale
- Good location, pleasant gardens





DETACHED BUNGALOW, SHORT WALK TO LOCAL SHOPS, OFFERED 'CHAIN FREE', AVAILABLE QUICKLY.

Accommodation: The entrance hall leads into a living room with feature fireplace and an archway to the dining room. There is then an impressive large conservatory which also benefits from air conditioning and includes a utility area. There is a kitchen/breakfast room where the freestanding white goods present are included. There are two bedrooms, one at the front and one at the rear, with the main bedroom having fitted wardrobes. There is a shower room and a second WC.

Outside: To the front there is an area of lawn garden, the drive gives off road parking, the adjoining single garage has a workshop area to the rear and electric front door, new gas boiler being fitted and door to garden.

The rear garden comprises a pleasant, fairly secluded lawned area, shrub borders and paved patio adjoining the bungalow.

EPC: D, Council tax band: D, 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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