



**PETTENGELLS**  
ESTATE AGENTS

6 Cleveland Close, Barton On Sea, Hampshire, BH25 7PE  
Asking Price £685,000

## 6 Cleveland Close, Barton On Sea, Hampshire, BH25 7PE

- Superb detached bungalow close to cliff top
- Delightful southerly garden
- Three Bedrooms
- Living/dining room
- Well appointed kitchen
- Lovely new orangery
- Driveway
- Garage
- Modern shower room & second WC







**MOST IMPRESSIVE DETACHED BUNGALOW WITH LOVELY GARDEN, CLOSE TO BARTON SEA FRONT.**

**Accommodation:** The porchway leads into a welcoming entrance hall. There is a good size living/dining room and this then opens into the recently newly built orangery which has a lovely outlook over the rear garden. There is a well appointed modern kitchen, similarly overlooking the rear garden. There are three bedrooms, two good size doubles plus a small double/large single. There is then a shower room and a second WC adjoining.

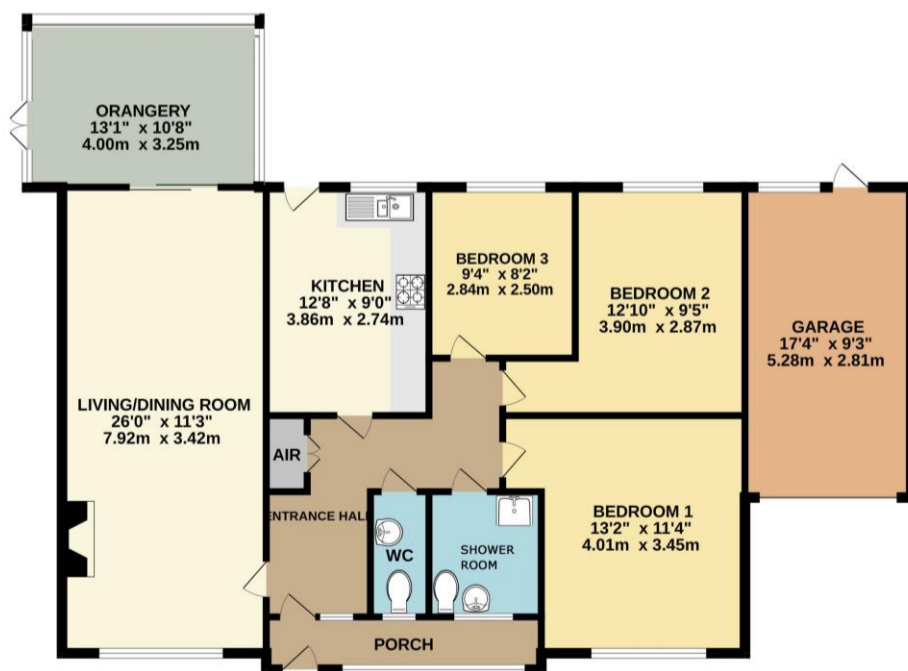
**Outside:** To the front of the bungalow is a lovely area of lawned garden, adjoining which the driveway gives off road parking and leads to the garage, which has an electric door to front and a door to: The delightful rear garden which enjoys a southerly aspect and comprises a secluded lawned area, attractive shrub borders, extensive non slip decking.

EPC: D, Council tax band: E, Tenure: Freehold, Approx floor area 127 sq m (1366 sq ft)

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GROUND FLOOR



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. Made with Metropix 02024

**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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