



**PETTENGELLS**  
ESTATE AGENTS

Sunny Hollow, 22 Seafield Close, Barton On Sea, Hampshire, BH25 7HR  
**Asking Price £775,000**

## Sunny Hollow, 22 Seafield Close, Barton On Sea, Hampshire, BH25 7HR

- Fabulous coastal home
- Chain free sale
- South west garden
- Ample off road parking
- Two garages
- Planning granted for extension
- Three bedrooms plus study
- Ground floor bedroom with ensuite
- Splendid kitchen/family room
- Living room plus garden room







Accommodation: The entrance hall leads into a lovely living room, opening to a garden room which is heated. The superb modern kitchen/dining/family room has a feature central island with breakfast bar and bi-fold doors opening to the rear garden. There is a ground floor bedroom with en suite shower room and fitted wardrobe, and adjoining this a cloakroom/WC. Upstairs the landing leads to two generous bedrooms, again with fitted wardrobes. There is a study which could be adapted to create a small fourth bedroom/nursery. This opens out to the large balcony. There is of course a first floor bathroom.

Planning: Please note there is planning granted, which can be viewed on the NFDC planning website reference 22/10099, for the conversion of one of the garages to add to the downstairs accommodation plus a first floor extension.

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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. 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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