



PETTENGELLS
ESTATE AGENTS

7 Chaucombe Place, Barton On Sea, Hampshire, BH25 7LY
Asking Price £375,000

7 Chaucombe Place, Barton On Sea, Hampshire,
BH25 7LY

- Spacious home on courtyard development
- Three double bedrooms
- Downstairs cloakroom
- Large living/dining room
- Modern kitchen with new (2023) boiler
- Ensuite shower room & bathroom
- Garage
- Great location
- Pleasant garden
- Conservatory overlooking garden





SUPERB MODERN HOUSE IN LOVELY LOCATION, CLOSE TO LOCAL AMENITIES AND WITHIN WALKING DISTANCE OF BOTH NEW MILTON TOWN/STATION AND BARTON SEA FRONT.

Accommodation: The entrance hall leads into an impressive large living room/dining room and there is then a conservatory overlooking the rear garden. There is a lovely modern kitchen/breakfast room which also houses the new gas boiler, and there is a downstairs cloakroom. Upstairs, the main bedroom is a very generous size and has built in wardrobes and an ensuite shower room. There are two further double bedrooms and a bathroom.

Outside: To the front of the house is a small area of garden. To the rear is a garage in a block with electric door. The rear garden is laid out for relative ease of maintenance i.e without a lawn. There are paved and decked areas and there is a culvert running through. To the side of the house is a useful lean-to shed/utility area.

Please note there is an annual charge of £300 contributing towards looking after the communal areas.

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

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TOTAL FLOOR AREA: 1242 sq.ft. (115.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metagis 02/23

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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