



PETTENGELLS
ESTATE AGENTS

6 Three Acre Drive, Barton On Sea, Hampshire, BH25 7LQ
Asking Price £525,000

6 Three Acre Drive, Barton On Sea, Hampshire,
BH25 7LQ

- Superb detached home
- Good area
- Lovely gardens
- Driveway and large garage
- Living room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Walking distance to both beach and town





IMPRESSIVE DETACHED HOUSE, CONVENIENTLY SITUATED BETWIXT NEW MILTON TOWN AND BARTON SEA FRONT

Accommodation: The entrance hall also has a home office/study area. This leads into the bright living room which in turn opens to the original dining room. The extension at the rear is now used as the dining room and this has an attractive outlook over the rear garden, as does the kitchen. Upstairs there are three bedrooms plus a shower room and a second WC.

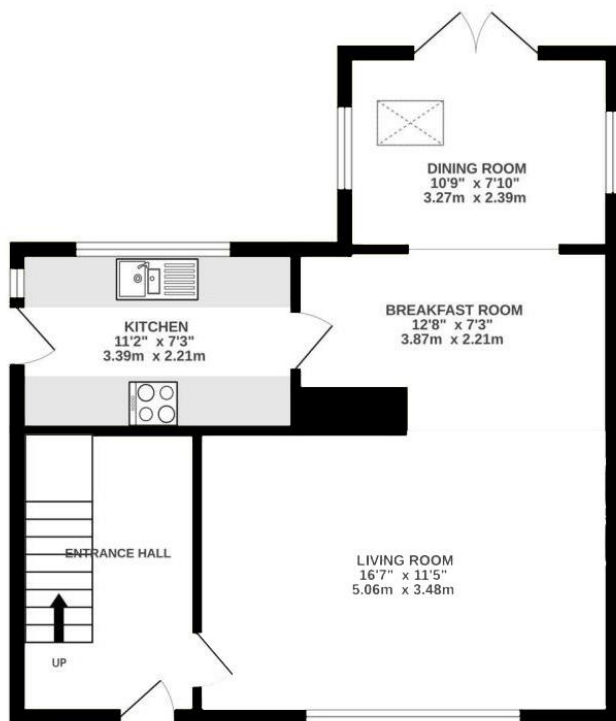
Outside: To the front is an attractive area of lawned garden which borders and adjoining this the drive gives off road parking, there is then a five bar gate extending to a further parking area and in turn to the detached garage measuring 20' x 8'. The attractive rear garden has a lawned area as well as further borders there is also a shed and paved area.

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

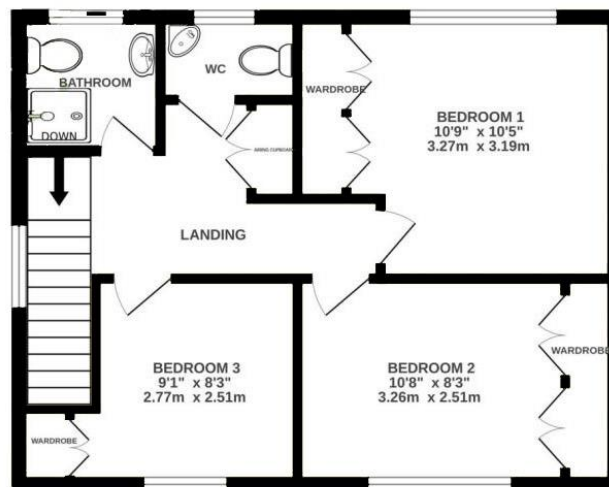
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 sq.m.) approx.



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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