



**PETTENGELLS**  
ESTATE AGENTS

17 Green Lane, Barton On Sea, Hampshire, BH25 7AU  
**Asking Price £550,000**

## 17 Green Lane, Barton On Sea, Hampshire, BH25 7AU

- Versatile four bedroom chalet property
- Kitchen/breakfast room
- Separate dining room
- Sun room
- Driveway with off-road parking for multiple vehicles
- Detached garage
- Lovely secluded gardens
- Betwixt Barton seafront and New Milton town centre
- Gas fired central heating and double glazed
- Chain free sale







Accommodation: Front door opens into the spacious hall with doors leading into the impressive living room with archway to the dining room and in turn to the kitchen/breakfast room with door to side. There are three bedrooms on the ground floor (bedroom three currently used as the dining room) with a sunroom opening onto the garden. A pleasant bathroom is also on the ground floor. On the first floor there are two further bedrooms with sloping ceilings.

EPC: D, Council tax band: E, 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. 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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