



PETTENGELLS
ESTATE AGENTS

16 Fenleigh Close, Barton On Sea, Hampshire, BH25 7BB
Asking Price £825,000

16 Fenleigh Close, Barton On Sea, Hampshire,
BH25 7BB

- Magnificent three Double Bedroom bungalow
- En suite shower room to master bedroom
- Family bathroom with separate double shower
- Stunning orangery/family room and dining room
- Carport with electric car charger
- 45' garage complex
- 21' Home office/hobby room
- Beautifully manicured gardens
- Outbuildings
- Gas fired central heating and double glazed





A STUNNING EXTENDED THREE BEDROOM DETACHED BUNGALOW WITH A SPECTACULAR OPEN PLAN, KITCHEN/DINING/FAMILY ROOM, OPENING ONTO THE FABULOUS REAR GARDEN.

Accommodation: UPVC front door opens into the spacious reception hallway, which leads to three double bedrooms with the master bedroom having en suite shower room and an impressive range of built in wardrobes. There is a further family bathroom with large corner bath and separate double shower. The lovely dual aspect living room has a log burner with doors opening into the orangery. There is a well appointed kitchen with breakfast bar which is open plan into the spectacular orangery with doors opening onto the patio and seating and alfresco dining area.

Outside: The front garden is accessed via double gates onto a block paviour driveway offering off road parking for multiple vehicles with carport which then in turn leads to the detached garage complex which measures 45' x 9'11 with electric roller door, sink, and plumbing for washing machine. The door at the rear then leads into the home office/hobby room. The stunning rear garden has large patio area, with electrically operated awning. There is a summer house and shed tucked to the side and rear which is all enclosed by mature shrub and flower borders. To the side of the property is a drying area with further patio and double gates to the front.

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

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TOTAL FLOOR AREA: 192.3 sq.m. (2070 sq.ft.) approx.
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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. 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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