



PETTENGELLS
ESTATE AGENTS

114 Barton Drive, Barton On Sea, Hampshire, BH25 7JL
Asking Price £489,950

114 Barton Drive, Barton On Sea, Hampshire,
BH25 7JL

- Detached Bungalow
- Spacious living/dining room
- Kitchen overlooking garden
- Shower room plus second WC
- Two bedrooms
- Chain free sale, available quickly
- Lovely garden
- Large garage (21' x 9')
- Pleasant location





TWO BEDROOM DETACHED BUNGALOW OFFERED 'CHAIN FREE', LOVELY GARDEN, POTENTIAL TO REFURBISH /EXTEND.

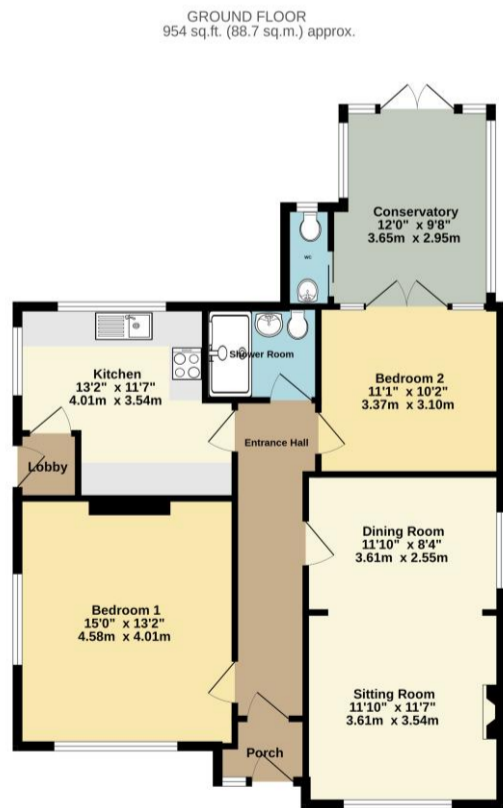
Accommodation: The entrance porch leads into a main hallway. There is a generous living/dining room with an archway sub dividing the areas. The kitchen overlooks the rear garden and leads to a rear lobby which in turn leads outside. There is a large main bedroom to the front with wardrobes included, the second bedroom leads into the conservatory and there is also a second WC. Plus there is a main shower room.

Outside: To the front there is an area of lawned garden and shrub borders, adjoining this the driveway gives off road parking, this leads along the side of the bungalow to the detached garage measuring 21'9" x 9" with a wide electric door to front. There is a lovely secluded back garden with lawn, hedging and patio. There is a shed.

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

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TOTAL FLOOR AREA: 954 sq.ft. (88.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only 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 Intropico 02/04



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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