



PETTENGELLS
ESTATE AGENTS

6 Solent Drive, Barton On Sea, Hampshire, BH25 7AW
Offers in excess of £900,000

6 Solent Drive, Barton On Sea, Hampshire, BH25 7AW

- Prestigious home close to seafront
- Lovely gardens
- Spacious and superbly presented
- Three fine bedrooms
- High spec kitchen
- Two bathrooms
- Extended & refurbished
- Impressive lounge with log burner
- Utility room & cloakroom
- Drive & garage





IMMACULATE CHALET STYLE HOME IN VERY SOUGHT AFTER LOCATION.

This extended and refurbished property has a magnificent kitchen/family room and is just a short walk from Long Meadow which then leads through towards the clifftop with its lovely sea and Island views.

Accommodation: The attractive entrance porch leads into the hallway and then a splendid large lounge with log burner, and then a superb kitchen/dining room. The quality kitchen has extensive integrated appliances, there is a separate utility room and a downstairs cloakroom. The main bedroom is downstairs with an ensuite shower room. Upstairs the landing accesses two further spacious bedrooms, both served by a well appointed bathroom. This property has predominantly underfloor heating other than the three bedroom which have radiators.

Outside: To the front there is an attractive area of landscaped garden, adjoining which the driveway gives off road parking and leads to the integral garage (20' x 9') with electric door to front. The rear garden is a lovely feature being large and attractively laid out with extensive paved area adjoining the property and a lawn, borders and greenhouse.

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

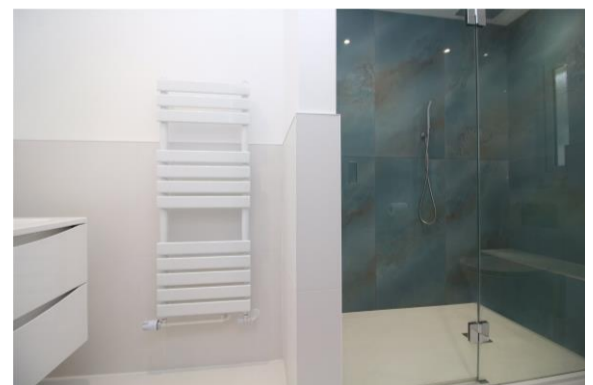
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1871 sq ft. (173.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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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