



**PETTENGELLS**  
ESTATE AGENTS

18 Western Avenue, Barton On Sea, Hampshire, BH25 7PZ  
Asking Price £465,000

18 Western Avenue, Barton On Sea, Hampshire,  
BH25 7PZ

- Appealing detached bungalow
- Pleasant gardens
- Drive & garage
- Bright living room
- Kitchen to rear
- Modern shower room
- Two bedrooms
- New Large porch
- Future potential







DETACHED BUNGALOW, GOOD LOCATION, CHAIN FREE SALE.

Accommodation: There is a large newly built entrance porch which in turn leads to the spacious hallway. The double aspect living/dining room overlooks both the gardens. The kitchen is to the rear, two double bedrooms and a shower room. Bedroom two has fitted wardrobe.

Outside: To the front there is an area of lawned garden adjoining which the driveway gives off road parking for several cars and leads to the detached garage (measuring 5.4m x 2.6m) with power supplied, this adjoins the rear garden which enjoys an approx westerly aspect, has lawned and paved areas and a pleasant tree lined back drop.

EPC: D, Council tax band: D, Tenure: Freehold, Approx floor area: 760 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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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