



PETTENGELLS
ESTATE AGENTS

38 Seaward Avenue, Barton On Sea, Hampshire, BH25 7HP
Asking Price £600,000

38 Seaward Avenue, Barton On Sea, Hampshire,
BH25 7HP

- Very spacious bungalow
- Good location near sea front
- Chain free sale
- Pleasant garden
- Large living room
- Kitchen overlooking garden
- Two bathrooms
- Dining room
- 26' x 10' garage
- Sole agents





SPACIOUS THREE BEDROOM BUNGALOW OFFERED 'CHAIN FREE', IN A LOVELY LOCATION JUST TWO ROADS BACK FROM BARTON SEA FRONT.

Accommodation: There is a porch leading to the entrance hall, this in turn opens into the dining room which has a bay window and then an archway leads into the lovely large living room, which overlooks the rear garden. Similarly the kitchen overlooks the rear and also houses the gas boiler. There are three well proportioned bedrooms as well as a bathroom and a separate shower room, ie two WC's. A fold down ladder from the hall leads up to the large loft space which has Velux windows and a great space shown in picture 11.

Outside: There is an extensive driveway giving off road parking as well as space to turn. Towards the end of the drive is a large detached garage measuring 8m x 3.3m and has power supplied. This adjoins the rear garden with lawned and paved areas.

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

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TOTAL FLOOR AREA: 1165 sq.ft. (108.2 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 as to their operability or efficiency can be given.
 Made with Intropac 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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