



**PETTENGELLS**  
ESTATE AGENTS

22 Knighton Park, Sea Road, Barton On Sea, Hampshire, BH25 7PG  
Asking Price £350,000

22 Knighton Park, Sea Road, Barton On Sea,  
Hampshire, BH25 7PG

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Garage
- South Facing Garden
- Chain Free Sale
- Downstairs WC
- Viewing Recommended
- Spacious House





**THREE BEDROOM HOME IN GOOD AREA, OFFERED CHAIN FREE!**

We are pleased to offer this spacious three bedroom, two reception room house with garage and south facing garden, requiring some updating.

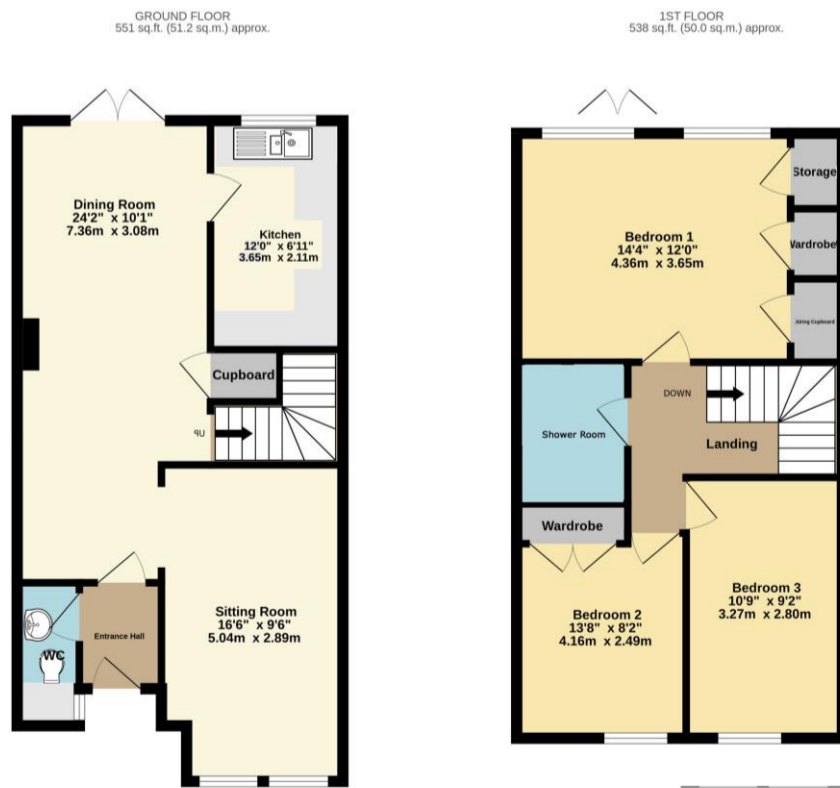
**Accommodation:** An entrance hall leads into the downstairs cloakroom. There are two good sized reception rooms, one of which overlooks the rear garden and also leads into the kitchen. Staircase rises to the first floor landing which in turn opens to the three bedrooms with even the third bedroom being a double, and there is a shower room.

**Outside:** There is a garage in a block. There is a small area of mainly lawned front garden. The rear garden enjoys an approx southerly aspect and has lawned and paved areas as well as a garden shed. The lovely communal garden area close to the house and shown in picture 2 has a maintenance charge, the most recent being £263 Per Annum.

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

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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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