



PETTENGELLS
ESTATE AGENTS

6a Ellingham Road, Barton On Sea, Hampshire, BH25 7RB
Asking Price £575,000

6a Ellingham Road, Barton On Sea, Hampshire,
BH25 7RB

- Available quickly - chain free sale
- Detached family home
- Double garage and driveway
- Gardens
- Large living room
- Conservatory
- Four bedrooms with built in wardrobes
- Bathroom and ensuite
- Separate utility room
- Dining room/study





WE ARE PLEASED TO OFFER 'CHAIN FREE' THIS FOUR BEDROOM DETACHED HOUSE WITH THREE RECEPTION ROOMS INCLUDING A CONSERVATORY, TWO BATHROOMS AND A DOUBLE GARAGE.

Accommodation: The entrance hall leads into a bright living room and then in turn a conservatory. There is a further reception room and a downstairs cloakroom. The kitchen overlooks the rear garden and then leads to a separate utility room, which also houses the modern gas boiler. Upstairs the first floor landing opens to the four bedrooms, although bedroom four is currently fitted out as a study/home office. All the bedrooms have built-in wardrobes, bedroom one has an ensuite shower room, and there is a family bathroom.

Outside: This house sits on a lovely corner plot with mainly lawned gardens to the front and side and the wide driveway which in fact comes off Bramshaw Way leads to the attached double garage. The rear garden comprises lawned and paved areas.

EPC: D, Council tax band: E, Tenure: Freehold, approx floor area: 1335 sq ft

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



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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