



PETTENGELLS
ESTATE AGENTS

7 The Fairway, Barton On Sea, Hampshire, BH25 7AP
Asking Price £325,000

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- Extended home in good location
- Gardens to front and rear
- Garage in a block
- Large kitchen/diner
- Living room
- Chain free sale
- Freehold house
- Bathroom
- Three Bedrooms
- Short walk to cliff top





EXTENDED HOME OFFERED 'CHAIN FREE', AND PLEASANTLY SITUATED JUST A SHORT WALK TO LONG MEADOW AND BARTON CLIFFTOP.

Accommodation: There is an entrance hall which opens to the living room. This then leads to the extended and therefore particularly spacious kitchen/dining room. Upstairs the first floor landing opens to three bedrooms of which two are doubles and one is a single, and there is a bathroom.

Outside: There is an area of front garden comprising mainly lawn and to the front of this there is an open green area for which there is a modest contribution for its upkeep (£275 most recent annual). The rear garden comprises lawn and shrubs and a gate at the bottom opens to a path to the garage in a block.

EPC: D, Council tax band: C, 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: 876 sq.ft. (81.4 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 idroplan 12/2014

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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