



PETTENGELLS
ESTATE AGENTS

33 Heathwood Avenue, Barton On Sea, Hampshire, BH25 7LW
Asking Price £739,000

33 Heathwood Avenue, Barton On Sea,
Hampshire, BH25 7LW

- Premier bungalow in good area
- Lovely garden
- Driveway & 20' garage
- Living room
- Superb Conservatory
- Fabulous kitchen/diner
- Bathroom
- Ensuite
- Three double bedrooms
- Well presented home





MOST IMPRESSIVE AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITUATED MIDWAY BETWEEN BARTON SEA FRONT AND NEW MILTON TOWN. FURTHER FEATURES INCLUDE TWO BATHROOMS, TWO RECEPTION ROOMS AND A FINE KITCHEN/DINING ROOM.

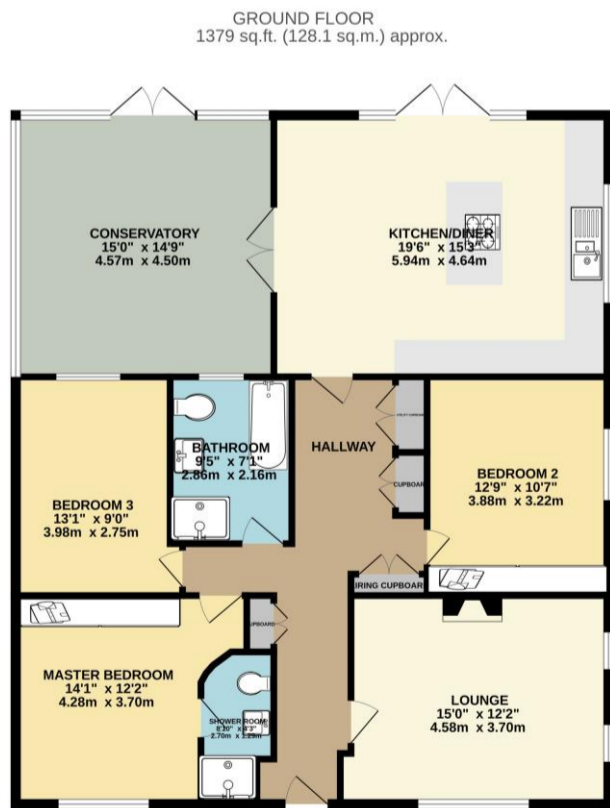
Accommodation: The spacious entrance hall gives lots of storage and leads into bright living room which has a feature fireplace. The large and superbly appointed kitchen/dining room overlooks the rear garden this has various integrated appliances and overlooks the rear garden. There is then the splendid conservatory which is heated ie usable all year round and also overlooks the garden. There are three double bedrooms with bedroom one having an ensuite shower room and bedrooms one and two having fitted wardrobes. There is then a family bathroom with separate shower.

Outside: To the front is an extensive driveway giving good off road parking and this leads via gates along the side to the garage (20' x 9'). The lovely rear garden has lawned and paved areas and a shed.

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

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TOTAL FLOOR AREA: 1379 sq.ft. (128.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs 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 MyHomeplan 12/24



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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