



**PETTENGELLS**  
ESTATE AGENTS

23 Maple Close, Barton On Sea, Hampshire, BH25 7AR  
Offers Over £300,000

## 23 Maple Close, Barton On Sea, Hampshire, BH25 7AR

- Close to the sea front
- Freehold house
- Gardens
- Garage
- Chain free sale
- End of terrace house
- Kitchen/diner
- Conservatory
- Living room





THREE BEDROOM HOME IN GOOD LOCATION, NEEDING MODERNISATION/IMPROVEMENT, OFFERED 'CHAIN FREE' AND AVAILABLE QUICKLY.

**Accommodation** The entrance hall has a staircase to the first floor. The living room has an open plan design leading into the kitchen/dining room and this in turn opens to the conservatory which overlooks the rear garden and does have a radiator so is useable all year round. Off this there is a useful downstairs cloakroom and in the corner of the conservatory there is a utility corner with plumbing for washing machine. There is a first floor landing opening to the three bedrooms, two doubles and a single, plus there is a bathroom. The house will be cleared soon and new pictures will be taken.

**Outside:** To the front of the house is an area of garden belonging to the property, in front of this is a lovely open green area as shown in picture 2 which is looked after under the wider maintenance agreement with last annual payment of £275. The rear garden is laid out for relative ease of maintenance ie currently no lawn and there is a garage close to the back of the house.

EPC: E, 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: 931 sq.ft. (86.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 iDesign 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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