



**PETTENGELLS**  
ESTATE AGENTS

33 Southern Lane, Barton On Sea, Hampshire, BH25 7JB  
Asking Price £639,000

33 Southern Lane, Barton On Sea, Hampshire,  
BH25 7JB

- Well presented home
- Three/four bedroom chalet bungalow
- First floor bedroom
- Bathroom with separate shower & second WC
- Lounge at rear with doors to garden
- Landscaped gardens front and rear
- Garage with electric door, lighting & power
- New boiler in 2023
- Close to amenities
- Kitchen overlooking garden





**A LOVELY DETACHED THREE/FOUR BEDROOM BUNGALOW IN BARTON ON SEA.**

Accommodation: Front door opens into the spacious hallway which leads to a good sized lounge with doors opening out to the lovely rear garden. The kitchen breakfast room is also at the rear with side door to the rear porch and door to a separate WC. There are three double ground floor bedrooms (bedroom two is currently being used as a dining room) with bedroom one having a comprehensive range of fitted wardrobes. A tiled bathroom suite comprising of WC, wash hand basin, bath and separate shower cubicle. A staircase then leads to potential bedroom 4/ hobbies room (sloping ceilings) with doors to loft space with ample storage and also housing the newly replaced (2023) boiler.

Outside: Double gates at the front leads to a vast driveway with off road parking for multiple vehicles in turn leading to the garage with electric door, light and power. The lovely landscaped rear garden comprises a lawned area, large patio with mature shrubs and flower borders. There is also a shed and a summer house.

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

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

GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1592 sq.ft. (147.9 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.  
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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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