



PETTENGELLS
ESTATE AGENTS

5 Woodlawn Close, Barton On Sea, Hampshire, BH25 7BY
Asking Price £735,000

5 Woodlawn Close, Barton On Sea, Hampshire,
BH25 7BY

- Prime Barton bungalow
- Good location
- Well presented
- Superb Kitchen
- Three double bedrooms
- Impressive bathroom
- Lovely living room
- Lots of parking on driveway
- Sunny garden aspect
- Large garage with electric door





STUNNING NEWLY REFURBISHED BUNGALOW IN QUIET CUL-DE-SAC, WITHIN WALKING DISTANCE OF BOTH BARTON BEACH AND NEW MILTON TOWN CENTRE.

Accommodation: There is a lovely entrance hall and this leads into the brand new in 2023 kitchen with various integrated appliances, then a pleasant dining area. Then a bright living room overlooking the rear garden. There are three double bedrooms although currently one of these is used as a snug/second reception room. Then a most impressive family bathroom, also new in 2023.

Outside: To the front of the bungalow is an attractive area of garden, adjoining which the paved driveway gives off road parking, this then leads via gates along the side of the bungalow to the garage (5.8m x 3m) with electric door to front, power supplied and door to the rear garden. This has been laid out for relative 'ease of maintenance' with further paving and attractive borders. Sunny aspect.

NOTE: Planning has been granted for a small front extension which makes for an even bigger hallway and a cloakroom/WC.

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

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TOTAL FLOOR AREA - 1182 sq.ft. (109.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given 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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