



PETTENGELLS
ESTATE AGENTS

24 Sea Road, Barton On Sea, Hampshire, BH25 7NE
Guide Price £490,000

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- Impressive bungalow in nice road
- Walking distance to sea front
- Lots of parking
- Garage
- Garden
- Well Presented
- Two bedrooms
- Living/dining room
- Conservatory
- Shower room





DETACHED BUNGALOW IN GOOD ROAD WITH VIEWING RECOMMENDED.

Accommodation: The entrance hall leads into an impressive living/dining room and this in turn then opens to the bright conservatory which enjoys an outlook over the garden. Similarly there is a kitchen overlooking the rear garden. The main bedroom at the front is particularly spacious and there is a further double bedroom. There is then a spacious shower room.

Outside: To the front there is good off road parking on the driveway, this leads along the side to the detached single garage. This in turn leads to the rear garden which enjoys a lovely aspect for the afternoon sun and has lawned and paved areas.

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

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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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