



**PETTENGELLS**  
ESTATE AGENTS

4 Edmunds Close, Barton On Sea, Hampshire, BH25 7EN  
Asking Price £575,000

## 4 Edmunds Close, Barton On Sea, Hampshire, BH25 7EN

- Very spacious home betwixt town and beach
- Superb detached bungalow
- South facing garden
- Driveway and garage
- Three double bedrooms
- Kitchen
- Fabulous conservatory
- Large living room
- Bathroom & Ensuite
- Close to amenities including Lidl and doctors





OFFERED 'CHAIN FREE', THIS DESIRABLE AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW, SITUATED AT THE END OF A CUL-DE-SAC, WITHIN WALKING DISTANCE OF NEW MILTON TOWN AND BARTON BEACH.

Accommodation: There is a porch leading into a generous entrance hall. The impressive large living/dining room has a feature fireplace and bi-fold doors opening to the splendid spacious conservatory. This has a utility area at one end and continues into the kitchen. There are three bedrooms with bedrooms one and two both being good doubles and bedroom one having an ensuite shower room. Bedroom three is a small double bedroom and there is a family bathroom.

Outside: The driveway gives off road parking and space to turn and adjoining this there is a front garden laid mainly to lawn. There is an integral garage to the bungalow with electric door to front. The rear garden has an approx southerly aspect and has lawn, paving, shrubs, trees and is bisected by a culvert which has a small bridge over.

EPC: D, 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



TOTAL FLOOR AREA: 146.6 sq.m. (1578 sq.ft.) approx.  
Made with Metrigix 02024



**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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