



PETTENGELLS
ESTATE AGENTS

30 Sea Road, Barton On Sea, Hampshire, BH25 7NE
Asking Price £485,000

30 Sea Road, Barton On Sea, Hampshire, BH25 7NE

- Three double bedroom detached bungalow
- Kitchen/breakfast room
- Living/dining room
- Approx west facing rear garden
- Driveway and garage with electric door
- Shower room
- Chain free sale
- Viewing recommended
- Double glazed & gas fired central heating
- Short walk to sea front





A THREE DOUBLE BEDROOM DETACHED BUNGALOW OFFERED 'CHAIN FREE' IN BARTON ON SEA.

Accommodation: Front door opens into the spacious hallway, door into the kitchen/breakfast room with space for table and with further return door into porch. Built in gas hob and oven with extractor and wall mounted gas boiler. Door to the lounge which is archwayed into open plan conservatory overlooking the rear garden. There are three good sized bedrooms and a modern shower room with window to side.

Outside: The long driveway offers ample off road parking for multiple vehicles and leads to the detached garage with electric up and over door. The rear garden is approximately west facing and has mature flower & shrub borders with a pleasant patio area and shed.

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

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Floor Plan
Approx. 86.4 sq. metres (930.2 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.
Plan produced using PlanUp.

30 Sea Road, Barton on Sea, New Milton

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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