



**PETTENGELLS**  
ESTATE AGENTS

56 Silverdale, Barton On Sea, Hampshire, BH25 7DE  
Asking Price £565,000

56 Silverdale, Barton On Sea, Hampshire, BH25 7DE

- Well presented detached chalet style house
- Three bedrooms
- Large living/dining room
- Study/potential ground floor bedroom four
- Ensuite & bathroom
- Kitchen overlooking rear garden
- Sunny garden
- Driveway & garage
- Lovely location
- Subject to probate





IMPRESSIVE HOME SITUATED IN A LOVELY LOCATION BETWIXT TOWN AND SEA FRONT OFFERED CHAIN FREE.

Accommodation: The entrance hall leads into an impressive large, double aspect living room/dining room. The kitchen overlooks the rear garden and houses the boiler for the gas fired central heating, there is a study/potential ground floor fourth bedroom, and then a downstairs cloakroom. Upstairs the first floor landing leads to the three double bedrooms, two of which are particularly generous and bedroom one has an ensuite shower room. There is then a family bathroom.

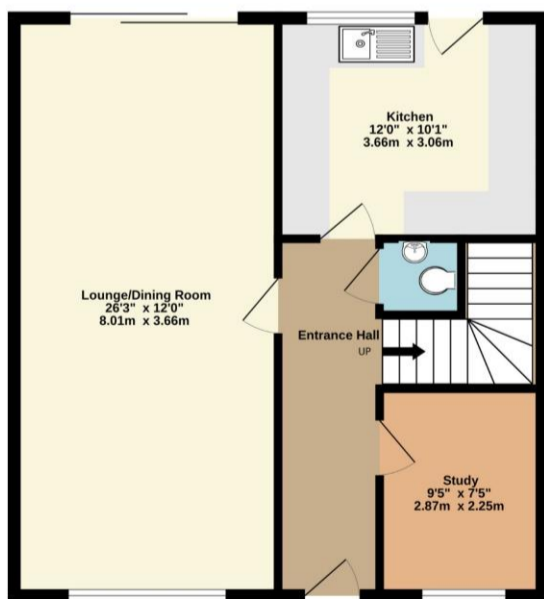
Outside: There is an area of mainly lawned front garden next to which the driveway gives off road parking and leads to the detached garage with power measuring 16'6" x 8'9". The rear garden enjoys a bright approx south westerly aspect and comprises a lawned area as well as shrub borders, paved patio and to the side a shed and vegetable garden.

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

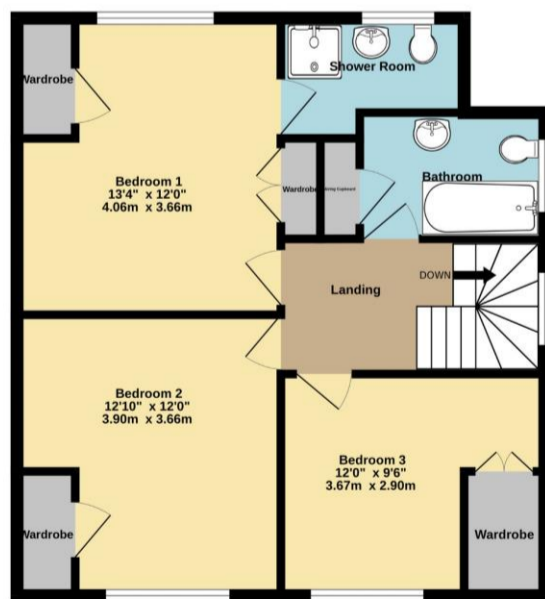
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (115.9 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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