



PETTENGELLS
ESTATE AGENTS

11 Spinacre, Barton On Sea, Hampshire, BH25 7DF
Asking Price £745,000

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- Spacious detached home
- Four double bedrooms
- Three reception rooms including Conservatory
- Two bathrooms
- Kitchen & separate utility room
- Double garage and in & out driveway
- South facing rear garden
- Lovely location betwixt town and sea
- Chain free sale





APPEALING AND SPACIOUS HOUSE OFFERED 'CHAIN FREE', FEATURES INCLUDE A DOUBLE GARAGE, SOUTH FACING GARDEN, FOUR BEDROOMS, TWO BATHROOMS AND THREE RECEPTION ROOMS INCLUDING CONSERVATORY.

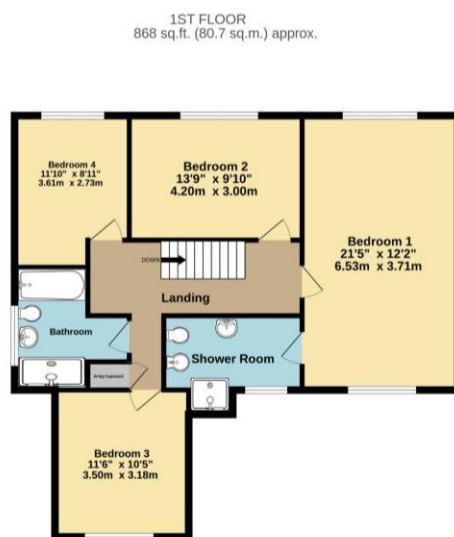
Accommodation: The welcoming entrance hall leads into a spacious living room with feature fireplace and doors then into a dining room which overlooks the rear garden; as does the large conservatory. The kitchen also overlooks the rear garden and has a door to the utility room which also houses the gas boiler for the central heating. Upstairs the galleried first floor landing leads to the four double bedrooms. Bedroom one is particularly generous having fitted wardrobes and a large ensuite shower room. There is also a family bathroom with shower also.

Outside: To the front of the house the impressive 'in and out' paved driveway gives good off road parking and leads to the integral double garage, this has a double width electric door and also a door into the house through the utility room. The superb south facing rear garden has lawned and paved areas as well as shrub borders.

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

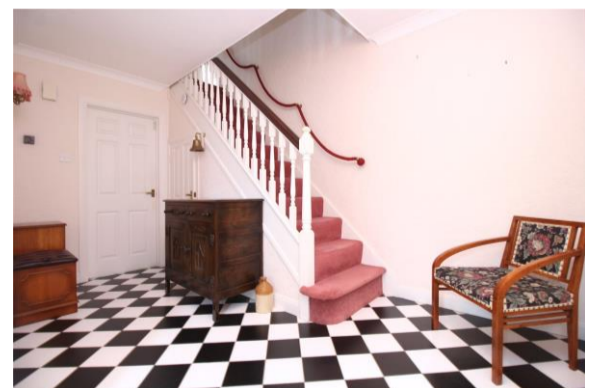
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 2056 sq.ft. (191.0 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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