



PETTENGELLS
ESTATE AGENTS

18 Heathwood Avenue, Barton On Sea, Hampshire, BH25 7LW
Offers Over £500,000

18 Heathwood Avenue, Barton On Sea,
Hampshire, BH25 7LW

- Impressive detached bungalow
- Good road betwixt town centre & sea front
- South facing garden
- Vendor suited
- Lovely living room
- Kitchen/diner
- Three bedrooms
- Bathroom with separate shower room
- Good parking on long drive
- Garage





SUPERB THREE BEDROOM DETACHED BUNGALOW, QUIET ROAD AND SOUTH FACING GARDEN, VENDOR SUITED.

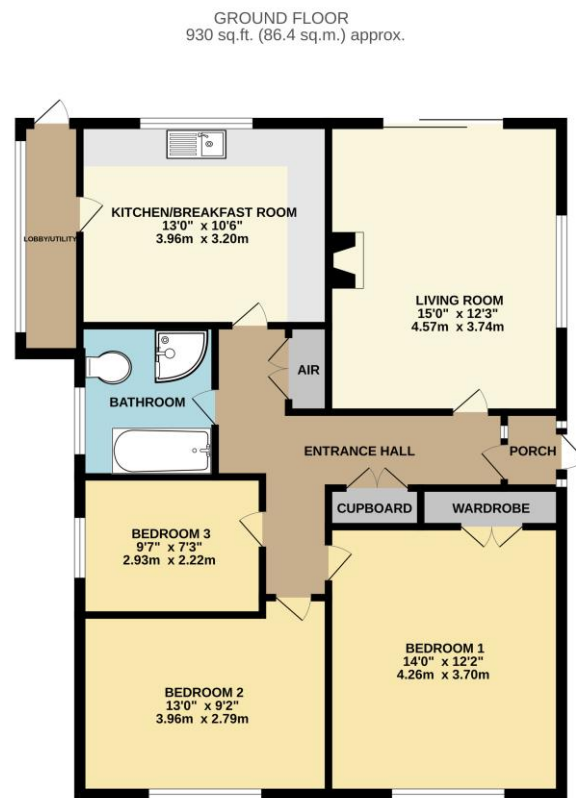
Accommodation: There is a porch leading to the entrance hall. The lovely lounge has a feature fireplace and enjoys a bright and pleasant aspect to the garden. There is a kitchen/dining room which again looks to the rear. There are three bedrooms, two doubles and a single, and even the third bedroom is not small. Finally, there is a bathroom which also has a separate shower cubicle.

Outside: To the front of the bungalow is a pleasant area of garden. The long driveway gives good off road parking and leads to the detached single garage measuring 5.4m x 2.5m with power supplied. This adjoins the lovely approx south facing rear garden which has a lawned area, attractive shrub and hedge borders and a paved patio next to the bungalow.

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

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TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, doors 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 names, agents and agencies shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MyHomeplan (2024)

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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