



**PETTENGELLS**  
ESTATE AGENTS

The Lodge, 50 Becton Lane, Barton On Sea, Hampshire, BH25 7AG

Asking Price £475,000

## The Lodge, 50 Becton Lane, Barton On Sea, Hampshire, BH25 7AG

- Character home offered chain free
- Betwixt town & sea
- Gardens
- Two reception rooms
- Two bedrooms
- Gas central heating
- Kitchen
- Bathroom
- Great future potential
- New driveway





ATTRACTIVE DETACHED TWO BEDROOM, TWO RECEPTION ROOM CHARACTER HOME, WALKING DISTANCE OF THE SEA FRONT AND OFFERED 'CHAIN FREE', LOTS OF POTENTIAL.

Accommodation: There is an open porch at the front leading into a hallway, there are then two attractive reception rooms, one with an open fire place, there is then a kitchen overlooking the rear garden and a rear lobby area which also houses the boiler for the gas fired central heating. There is a first floor landing which leads to two double bedrooms and a bathroom.

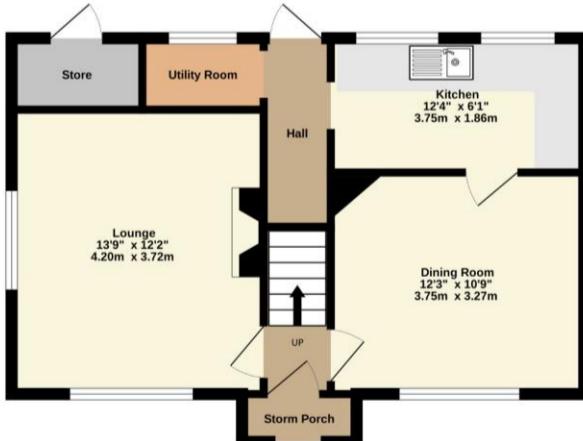
Outside: The house is approached via a driveway which also gives space to turn. There are areas of front and rear garden and there is a summer house/shed.

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

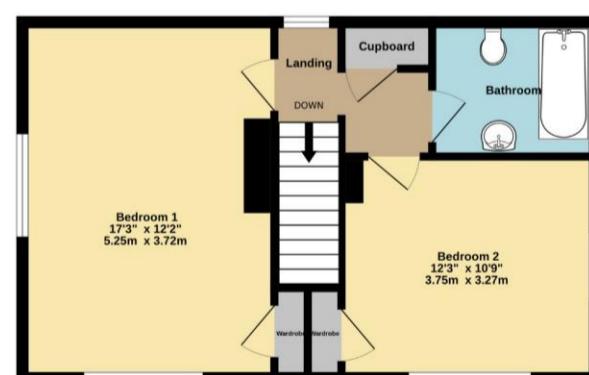
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GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.6 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. 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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