



**PETTENGELLS**  
ESTATE AGENTS

14 Glen Close, Barton On Sea, Hampshire, BH25 7QD  
Asking Price £459,950

14 Glen Close, Barton On Sea, Hampshire, BH25 7QD

- Three/four bedroom detached house
- Master bedroom with ensuite shower room
- Two/three reception rooms
- West facing low maintenance rear garden
- Large conservatory with lighting and power
- Drive and garage with power
- Chain free sale
- Downstairs WC
- Room for improvement and modernisation
- Double glazed and gas fired central heating







A GOOD SIZED 3/4 BEDROOM DETACHED HOUSE WITH DRIVE AND GARAGE IN A NICE POSITION IN BARTON ON SEA.

Accommodation: The front door opens into the spacious hallway with door into the lounge with double doors into the impressive conservatory overlooking the rear garden. From the hallway a door leads into the study/bedroom four overlooking the front. Door to inner hallway where there is further storage which leads into the kitchen with built in oven, hob and extractor and small a breakfast bar. A further door leads into the downstairs WC. On the first floor there are three bedrooms with the master bedroom having an ensuite shower room and a family bathroom.

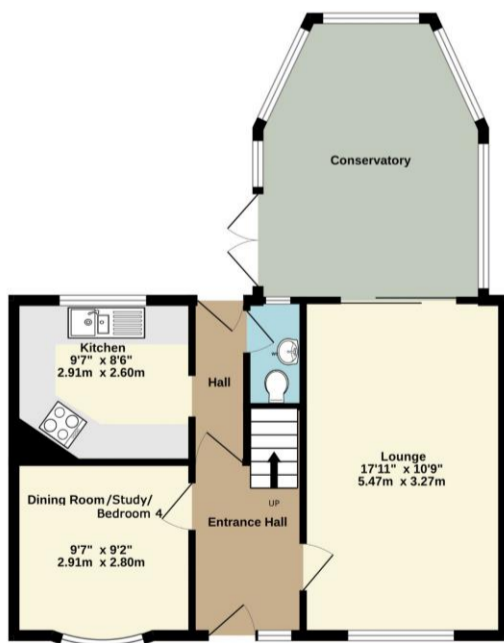
Outside: The front garden has a pleasant open outlook with drive and garage to the side. The rear garden is laid to mainly shingle with a patio area, this is low maintenance and is west facing, with a gate to the side which leads to the driveway. The garage has lighting and power with a door at the rear opening to the rear garden. There is also a large storage shed.

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

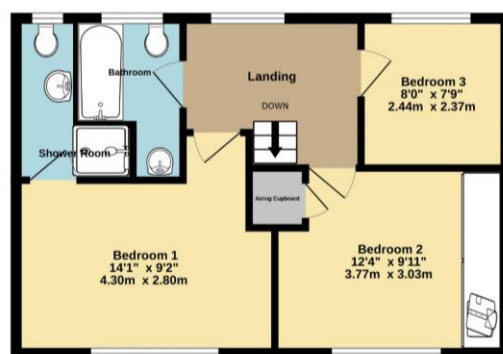
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



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



TOTAL FLOOR AREA: 1106 sq.ft. (102.7 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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