



PETTENGELLS
ESTATE AGENTS

7 Wavendon Avenue, Barton On Sea, Hamshire, BH25 7LP
Asking Price £575,000

7 Wavendon Avenue, Barton On Sea, Hamshire,
BH25 7LP

- Detached bungalow
- Good location in Barton on Sea
- Ample off road parking with carport and detached garage
- Three bedrooms
- Modern bathroom with walk in shower
- Second WC
- Lovely gardens front and rear
- Two reception rooms
- Plus conservatory overlooking garden
- Walking distance to seafront





A DELIGHTFUL THREE BEDROOM, THREE RECEPTION ROOM DETACHED BUNGALOW SITUATED IN A LOVELY ROAD IN BARTON ON SEA.

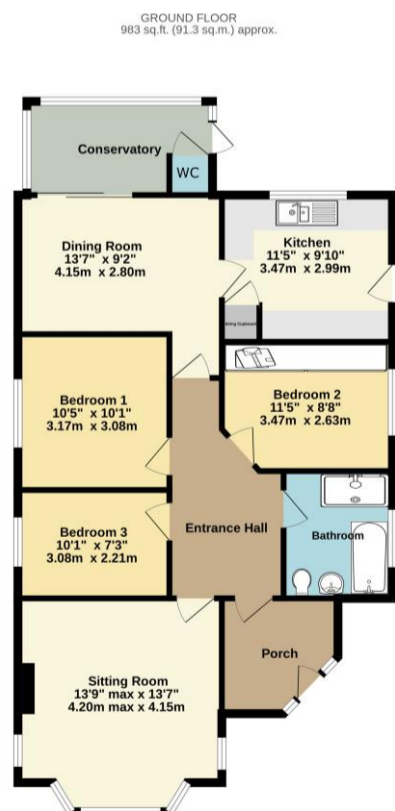
Accommodation: The front door leads to a good size entrance lobby which in turn opens to the hallway. This gains access to the living room which is a lovely bright room with windows to three sides and also accessed from the hallway is the dining room at the rear of the property which in turn leads to the conservatory which overlooks the rear garden and there is door opening to a useful WC. The kitchen has a range of wall and floor mounted cupboards, space for various appliances and also the Worcester gas boiler for the central heating. There are three bedrooms and a modern bathroom with bath and walk in shower, which is fully tiled.

Outside: To the front of the property there is a good size front garden with various flower and shrub borders and adjoining this the long driveway giving off road parking for plenty of cars. There is an up and over door which opens to the car port and in turn a further up and over door leads to the garage. The rear garden offers a good degree of privacy with green house, shed, flower and shrub borders and covered pergola seating area.

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

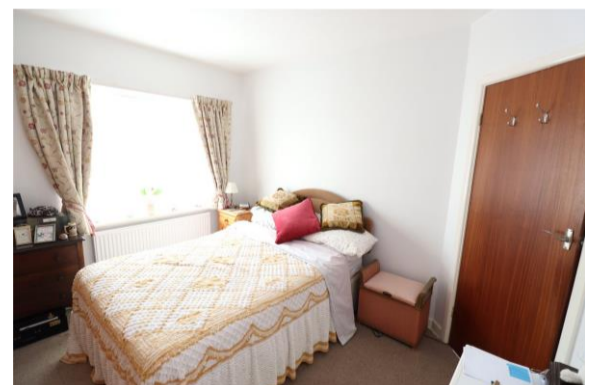
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.
While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given as to their operability or efficiency can be given.
Made with Hoxpox 02/04

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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