



**PETTENGELLS**  
ESTATE AGENTS

21 Knighton Park, Barton On Sea, Hampshire, BH25 7PG  
Asking Price £375,000

## 21 Knighton Park, Barton On Sea, Hampshire, BH25 7PG

- Three double bedroom house in good location
- Chain free sale
- South facing garden
- Downstairs WC
- Bathroom with separate shower
- Garage
- Large living room
- Dining/family room
- Nice kitchen
- Key to view by appointment





We are pleased to offer this spacious three bedroom mid terrace house offered 'chain free' and with the benefits of two reception rooms, a south-facing garden, a garage, south-facing garden. The property needs some cosmetic updating but does have the benefit of a reasonably modern kitchen, bathroom and gas boiler.

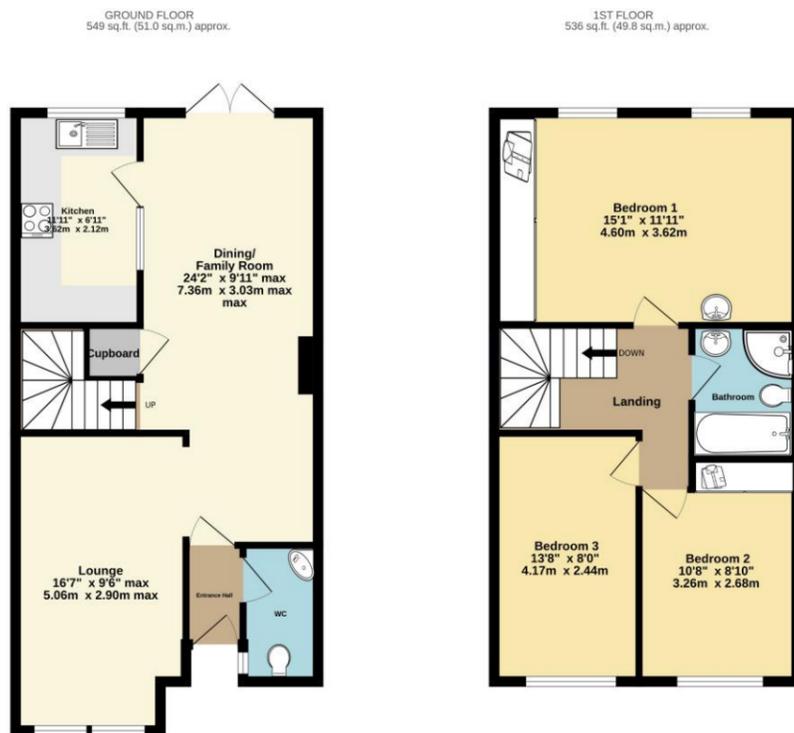
Accommodation: The entrance hall leads into a spacious living/dining room. There is then a further reception room at the front and a downstairs cloakroom. The nice kitchen overlooks the rear garden. Upstairs the first floor landing leads to three double bedrooms. Bedroom one being a particularly good size and benefiting from built in wardrobes and usefully there is a bathroom which also has a separate shower.

Outside: There is an area of front garden which is looked after as part of the wider maintenance agreement, and the house also has an area of approx south facing rear garden with lawn, patio and flower and shrub borders. There is a garage in a block (5m x 2.39m) and this has a new garage door.

EPC: D, Council tax band: D, Tenure: Freehold, There is a modest annual maintenance charge to contribute towards the upkeep of the communal areas as well as the front gardens of Knighton Park.

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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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