



PETTENGELLS
ESTATE AGENTS

2 Sandmartin Close, Barton On Sea, Hampshire, BH25 7NF
Offers Over £650,000

2 Sandmartin Close, Barton On Sea, Hampshire, BH25 7NF

- Superb chalet bungalow, close to beach
- Chain free sale
- Spacious home with potential to modernise
- Three double bedrooms (one on ground floor)
- Three bathrooms (one on ground floor)
- Bright living room
- Separate dining/family room
- Spacious kitchen/breakfast room
- Secluded garden





OPPORTUNITY TO PURCHASE A SPACIOUS PENNYFARTHINGS BUILT THREE BEDROOM CHALET STYLE BUNGALOW, SITUATED JUST A STONES THROW BACK FROM BARTON SEAFRONT AND INDEED HAVING SEA GLIMPSES FROM UPSTAIRS, AND IS OFFERED CHAIN FREE.

Accommodation: The entrance hall leads into a lovely living room which in turn then opens to the separate dining/family room. The kitchen/breakfast room which has a separate utility room and this also houses the modern gas boiler. There is a ground floor bedroom with ensuite shower room and there is a downstairs cloakroom. Upstairs there are two large bedrooms with bedroom one having the benefit of an ensuite bathroom, fitted wardrobes and sea glimpses in the distance, and next to bedroom two is a bathroom.

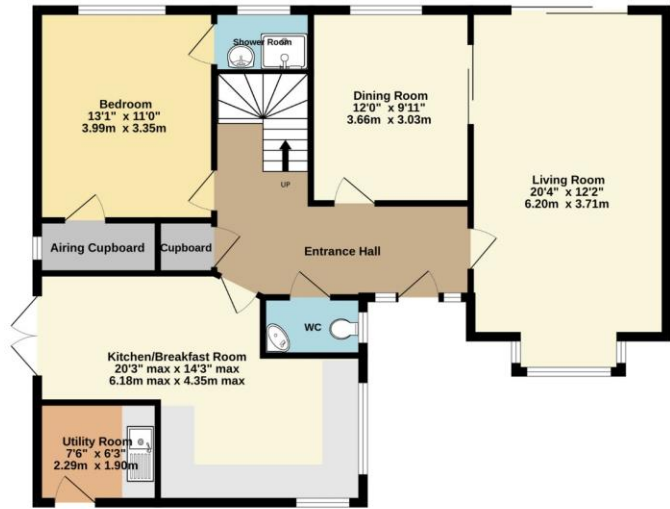
Outside: To the front is the driveway for off-road parking. There is a garage measuring 5.75m x 2.9 m. The rear garden has a secluded lawned area and shrubs. There are patios off the kitchen and the living room, to the side and rear respectively.

EPC: D, Council tax band: F, 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
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1610 sq.ft. (149.6 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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