



PETTENGELLS
ESTATE AGENTS

12 Parkland Drive, Barton On Sea, Hampshire, BH25 7LH
Asking Price £450,000

12 Parkland Drive, Barton On Sea, Hampshire,
BH25 7LH

- Detached bungalow in quiet Cul de Sac
- South facing garden
- Driveway and garage
- Living room
- Dining room
- Conservatory
- Bathroom
- Cloakroom/second WC
- Two double bedrooms
- Chain free sale





TWO BEDROOMS DETACHED BUNGALOW OFFERED 'CHAIN FREE' AND AVAILABLE QUICKLY.

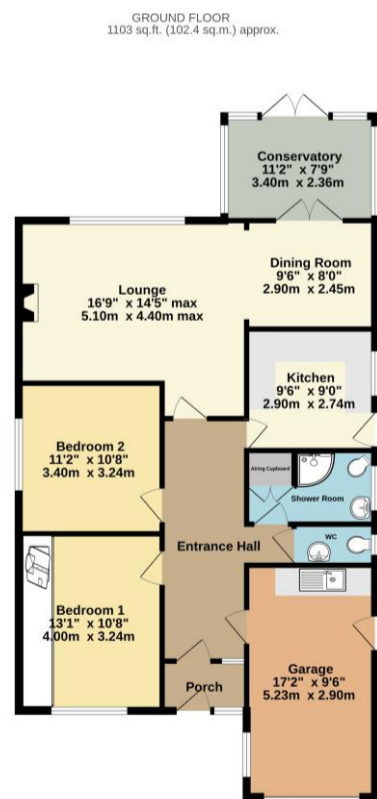
Accommodation: There is a porch and then entrance hall leading into the living room, this overlooks the rear garden. There is then an archway to the dining room and then doors to the conservatory. There are two double bedrooms and there is a shower room plus cloakroom/second WC. Kitchen, also housing modern gas boiler.

Outside: To the front is an area of lawned garden, adjoining this the paved drive gives off for a parking and leads to the single garage. This has an electric door and a utility area to the rear. The back garden enjoys an approx southerly aspect. It comprises lawned area, as well as paved patio and sheds.

EPC: D, Council tax band: C, 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: 1103 sq.ft. (102.4 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 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 here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Letroplan 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. 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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