



PETTENGELLS
ESTATE AGENTS

26 Wavendon Avenue, Barton On Sea, Hampshire, BH25 7LS
Guide Price £450,000

26 Wavendon Avenue, Barton On Sea,
Hampshire, BH25 7LS

- Detached bungalow in good road
- Private southerly garden
- Driveway and large garage
- Living room
- Garden room
- Kitchen
- Three bedrooms
- Bathroom
- Fantastic potential
- Available quickly





DETACHED BUNGALOW OFFERING GREAT POTENTIAL TO MODERNISE AND/OR EXTEND, SOUTH FACING REAR GARDEN, AVAILABLE 'CHAIN FREE'.

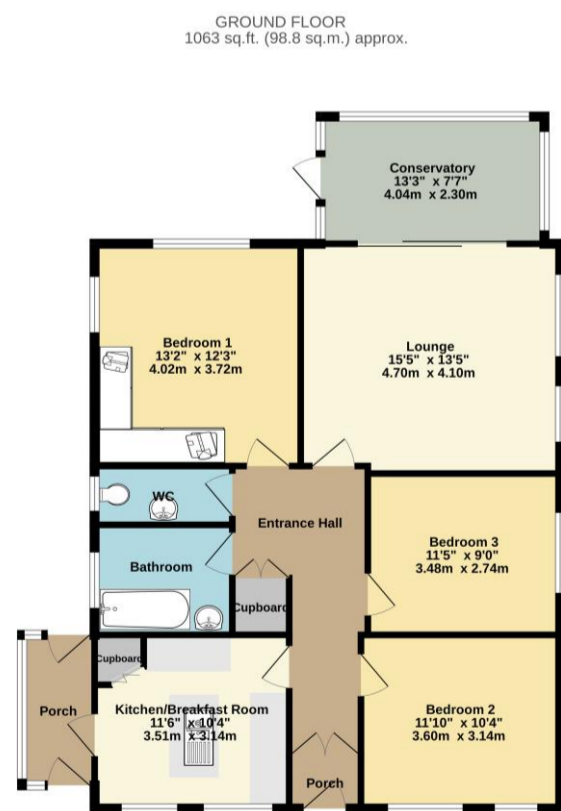
Accommodation: There is a porch leading into a main entrance hall, where a cupboard also houses the boiler for the gas-fired central heating. A living room at the rear of the bungalow opens to a garden room. The kitchen at the front leads into a side porch. There are three bedrooms or two bedrooms and two further reception rooms, a bathroom and a cloakroom.

Outside: To the front of the bungalow is a paved front garden for relative ease of maintenance and then a driveway along the side leading to a large garage (7.4m x 2.9m). The garden enjoys a southerly aspect and comprises lawned area with shrub borders, and a paved patio. Behind the garage is a shed.

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

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TOTAL FLOOR AREA: 1063 sq.ft. (98.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 have not been tested and no guarantee is given 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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