



PETTENGELLS
ESTATE AGENTS

1 Kingfisher Cottages, Southern Lane, Barton On Sea, Hampshire, BH25 7JB
Asking Price £450,000

1 Kingfisher Cottages, Southern Lane, Barton On Sea, Hampshire, BH25 7JB

- Detached modern cottage for age 55+
- Low maintenance gardens
- Coltens built
- Well presented home
- Three bedrooms plus
- Second reception room/potential ground floor bedroom
- Ground floor shower room, first floor bathroom
- Two parking spaces
- 24 hour Careline communication system
- Available quickly



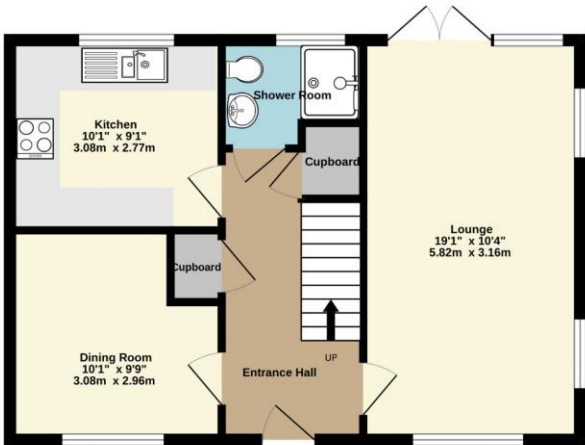


Accommodation: The entrance hall leads into a bright triple aspect living room which has a feature fireplace and opens to the back garden. There is a further reception room although, currently a dining room, although this of course could be a potential ground floor fourth bedroom as there is a useful shower room opposite. The well appointed kitchen looks over the rear garden and also houses the gas fired central heating boiler. A nice wide staircase then leads up to the first floor landing. This has an attractive feature arch window. There are three bedrooms with even the third being potentially a small double. Bedroom one has a walk-in wardrobe, and there is a tastefully appointed bathroom.

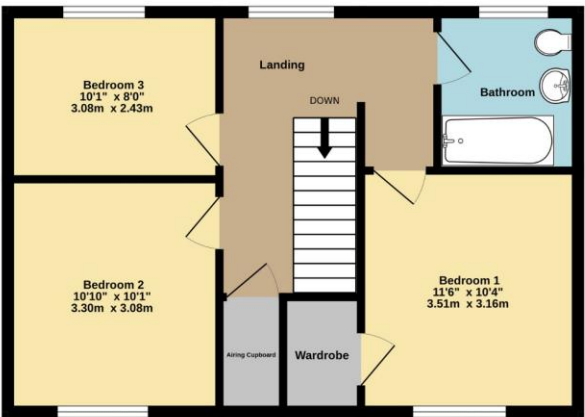
Note: We understand from the seller that there is a service charge which last year was £2165 but this does include, buildings insurance, window cleaning, reserve fund for external decoration, communal gardening and maintenance, and the 24 hour Careline facility (to give residents and their relatives peace of mind). Usefully, the 'Outstanding' rated next door Kingfisher Nursing Home has various facilities, some chargeable including a restaurant, which can be used.

PETTENGELLS
ESTATE AGENTS

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.7 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 is given as to their operability or efficiency can be given.

Made with Metropix ©2024

A bright, modern bathroom with a white toilet, a white sink, and a glass-enclosed shower. The walls are white, and the floor is tiled. A teal towel hangs on a rack, and a small potted plant sits on the windowsill.



PETTENGELLS
ESTATE AGENTS

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