

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

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- 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













MODERN DETACHED COTTAGE FOR AGE 55+, CHAIN FREE SALE AND CONVENIENT LOCATION CLOSE TO AMENITIES. DOWNSTAIRS BEDROOM PLUS SHOWER ROOM.

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.

Outside: Small front garden. The rear garden sweeps to the south and west of the house giving good orientation for sunshine and comprises mainly lawn and paving and also has a garden shed.

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.

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

PETTENGELLS

ESTATE AGENTS

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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, measurement 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 guarante as to their operability or efficiency can be given.

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