



**PETTENGELLS**  
ESTATE AGENTS

1 Kingfisher Cottages, Southern Lane, Barton On Sea, Hampshire, BH25 7JB  
Asking Price £495,000

### 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
- Subject to probate





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

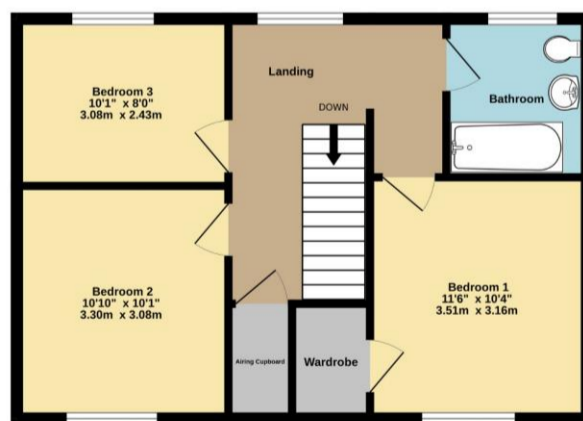
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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 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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