



**PETTENGELLS**  
ESTATE AGENTS

4 Farm Lane South, Barton On Sea, Hampshire, BH25 7BR  
Offers Over £600,000

## 4 Farm Lane South, Barton On Sea, Hampshire, BH25 7BR

- Beautiful bungalow in lovely location
- Delightful gardens
- Driveway and garage
- Two bedrooms
- Shower room and second WC
- Bright living room
- Splendid kitchen/family room
- Close to Long Meadow
- Walking distance to town





WE ARE DELIGHTED TO OFFER THIS SUPERB EXTENDED TWO BEDROOM DETACHED BUNGALOW WITH MANY FINE FEATURES INCLUDING ATTRACTIVE GARDENS, SPLENDID 21' KITCHEN/FAMILY ROOM, 2 WC's, JUST A SHORT WALK TO THE LOVELY LONG MEADOW AND THEN BARTON CLIFFTOP

Accommodation There is a welcoming entrance hall leading into a lovely bright living room, which has an attractive outlook to the front garden. Off the lounge, the double doors then open into the superb kitchen/dining/family room. This has a very well appointed kitchen area including range style cooker. There is a feature central island with breakfast bar and a sink unit with Quooker tap. There is also a cupboard housing the modern gas central heating boiler. Feature bi fold doors open to the garden. There are two bedrooms with bedroom one having large fitted wardrobe. Then a shower room and a separate second WC.

Outside: The driveway to the front gives off-road parking and leads along the side of the bungalow to the garage, this has an electric door and measures of 4.7m x 2.64m. There is a lovely area of front garden with lawn, shrubs and hedging, and this continues around the side. The rear garden has further lawned areas as well as tiered decking. There is also a shed/summer house and then steps up to a 'secret garden' with a shed and further decking.

Please note: We are obliged to point out that we are selling this bungalow on behalf of one of our part-time employees.

EPC: D, 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  
921 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
Made with HomePlan (2020)

**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. 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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