



PETTENGELLS
ESTATE AGENTS

14 Millyford Close, Barton On Sea, Hampshire, BH25 7SZ
Guide Price £599,950

14 Millyford Close, Barton On Sea, Hampshire,
BH25 7SZ

- Coming soon - early viewings available
- Detached house in lovely cul-de-sac
- Four bedrooms, Two shower rooms
- Living room plus further reception room
- Plus Conservatory
- Kitchen overlooking garden
- West facing garden
- Double garage
- Subject to probate
- Great potential to modernise





DETACHED FAMILY HOME SITUATED IN A PLEASANT LOCATION. THIS PROPERTY ALSO BENEFITS FROM THREE RECEPTION ROOMS INCLUDING A CONSERVATORY, TWO SHOWER ROOMS, A DOUBLE GARAGE AND A WEST FACING GARDEN, AND THERE IS GREAT POTENTIAL TO MODERNISE THE HOUSE.

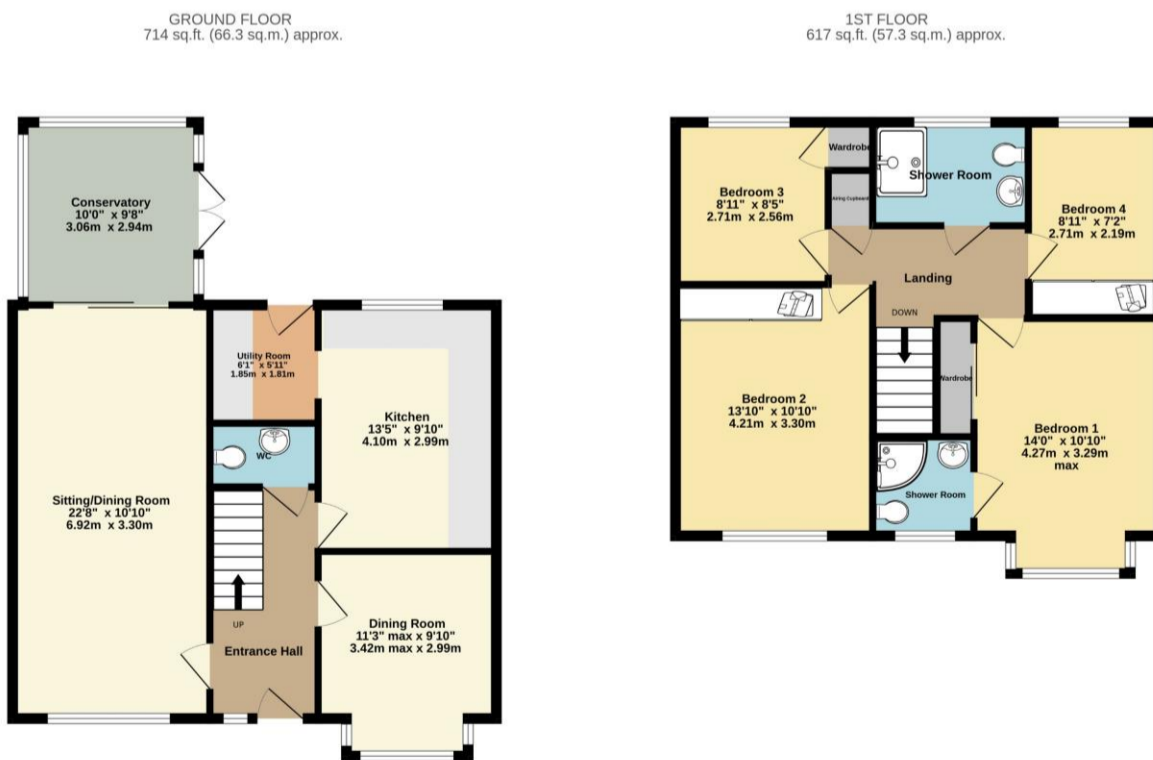
Accommodation: The entrance hall leads into a spacious living room and then in turn a conservatory. There is a further reception room currently used as a dining room, and a useful downstairs cloakroom. The kitchen overlooks the rear garden and leads to a separate utility room which also houses the gas boiler. Upstairs, the first floor landing leads to the four bedrooms, all of which have fitted or built-in wardrobes. There are two shower rooms, one of which is an ensuite.

Outside: To the front and side of the house are lawned gardens, the drive gives lots of off road parking and leads to the detached double garage (5.2m x 5.1m) which has twin electric doors to front and a pitched roof. The rear garden enjoys a westerly aspect and comprises mainly lawned and paved areas.

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

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TOTAL FLOOR AREA: 1331 sq.ft. (123.6 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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