



**PETTENGELLS**  
ESTATE AGENTS

10 Burley Close, Barton On Sea, Hampshire, BH25 7SX  
Asking Price £630,000

10 Burley Close, Barton On Sea, Hampshire,  
BH25 7SX

- Popular location in Barton On Sea
- Four bedroom detached house
- Master bedroom with ensuite bathroom
- Family shower room
- Kitchen/breakfast room
- Two reception rooms
- Separate utility room
- Downstairs WC
- Double glazed and gas fired central heating
- Double garage with power





A FOUR BEDROOM FAMILY DETACHED HOUSE WITH DOUBLE GARAGE SITUATED IN POPULAR LOCATION IN BARTON ON SEA.

Accommodation: The entrance hall leads into the spacious dual aspect lounge with double doors into separate dining room. The well appointed kitchen/breakfast room with island and breakfast bar which continues into the separate utility room housing the gas boiler and door into the rear garden. A return door from the kitchen also leads into the dining room. There is a ground floor WC and large under stairs storage cupboard. On the first floor there are four bedrooms with the master bedroom having an ensuite bathroom and a further family shower room.

Outside: The double width drive leads to the double garage 16' 7 x 17'2' (5.12m x 5.27) with power. The garden is laid to lawn and patio area with mature shrub and flower borders. A gate to the side of the garage gives access into the garden.

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

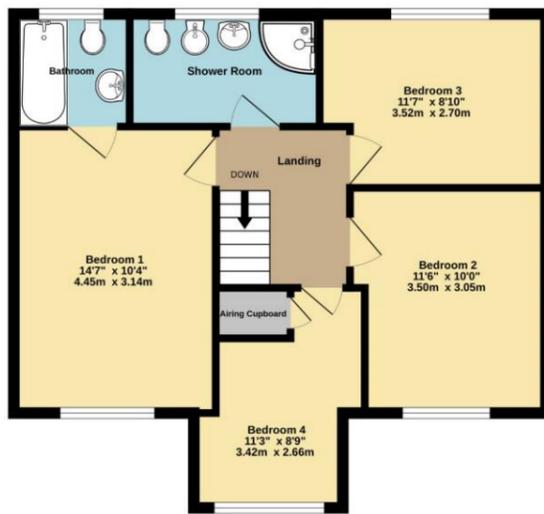
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



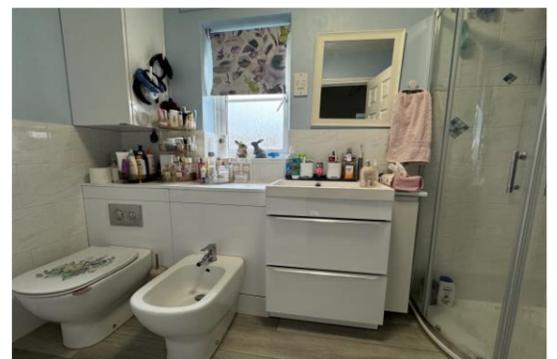
1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.4 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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