



PETTENGELLS
ESTATE AGENTS

11 Hengistbury Road, Barton On Sea, Hampshire, BH25 7LT
Asking Price £525,000

11 Hengistbury Road, Barton On Sea,
Hampshire, BH25 7LT

- Spacious, appealing detached bungalow
- Lovely living/dining room
- Kitchen/breakfast room
- Orangery
- Two bedrooms
- Two shower rooms (one new)
- Driveway, car port, garage
- Garden
- Key to view
- Subject to probate





SPACIOUS DETACHED BUNGALOW OFFERED CHAIN-FREE, TWO BEDROOMS, TWO BATHROOMS, TWO RECEPTION ROOMS.

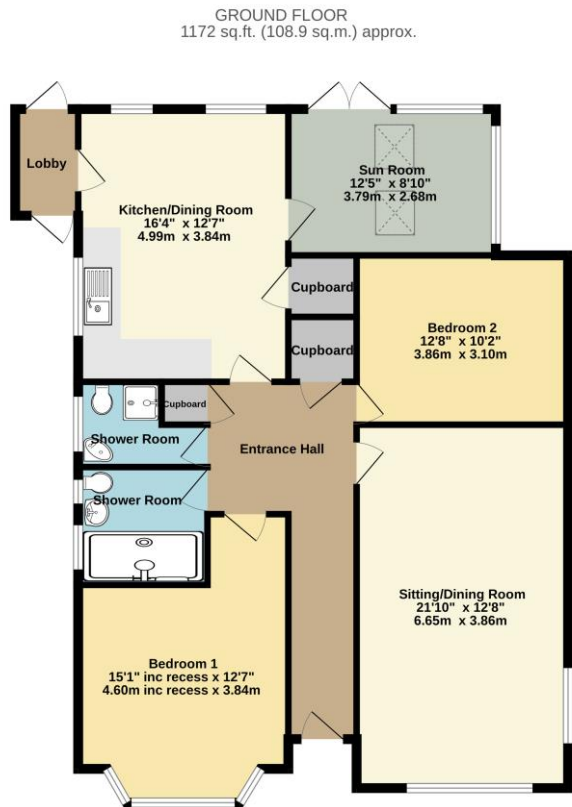
Accommodation: The entrance hall leads into a impressive spacious living/dining room. There is then a lovely kitchen/breakfast room which overlooks the rear garden and leads into an orangery which is heated so usable all year round and enjoys the same pleasant outlook over the rear garden. There are two spacious bedrooms as well as two shower rooms, one of which is recently newly fitted.

Outside: To the front of the bungalow there is an area of low maintenance garden, i.e. no lawn. There is a paved driveway giving good off-road parking and it leads along the side of the property. There is a garage-style door which actually in fact opens to a carport, and that then in turn leads to the single garage. This adjoins the rear garden which comprises a lawned area. There's also paving, a greenhouse, shrubs and a small shed.

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

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TOTAL FLOOR AREA: 1172 sq.ft. (108.9 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 parts 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.
Made with Metaplan 12/2023



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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