



**PETTENGELLS**  
ESTATE AGENTS

2 Kingfisher Cottages, Southern Lane, Barton On Sea, Hampshire, BH25 7FJ  
Asking Price £460,000

## 2 Kingfisher Cottages, Southern Lane, Barton On Sea, Hampshire, BH25 7FJ

- Semi-detached modern home for age 55+
- Low maintenance garden
- Coltens built
- Well presented home
- Two first floor bedrooms
- Second reception room/potential ground floor bedroom
- Ground floor shower room, first floor bathroom
- Parking space
- 24 hour Careline communication system
- Well appointed kitchen





DECEPTIVELY SPACIOUS HOME FOR AGE 55+, CHAIN FREE SALE, DOWNSTAIRS BEDROOM PLUS SHOWER ROOM.

Accommodation: There is a spacious welcoming entrance hall leading into the living/dining room which overlooks the rear garden, there is then either a second reception room or a ground-floor bedroom which also overlooks the rear garden and has the benefit of a shower room opposite. There is a well appointed kitchen. The staircase leads to a landing which usually has a potential study recess and there are two first floor bedrooms with the main one having a fitted wardrobe and an ensuite bathroom.

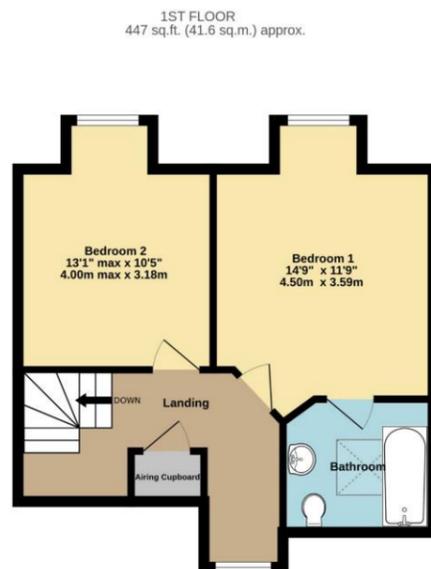
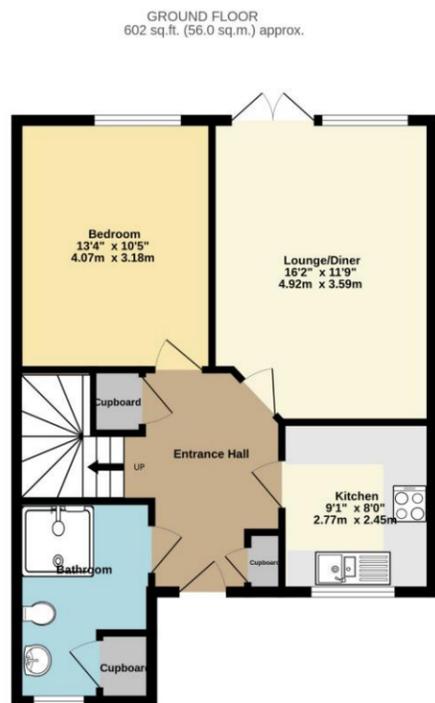
Outside: The property has a small low maintenance garden to the rear being paved and adjoining the lovely communal gardens of the Nursing home. Parking bay in front.

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

Note: We understand from the seller that there is a service charge which last year was circa £2000 but this does include, buildings insurance, window cleaning, reserve fund for external decoration, communal gardening and maintenance.

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TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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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