

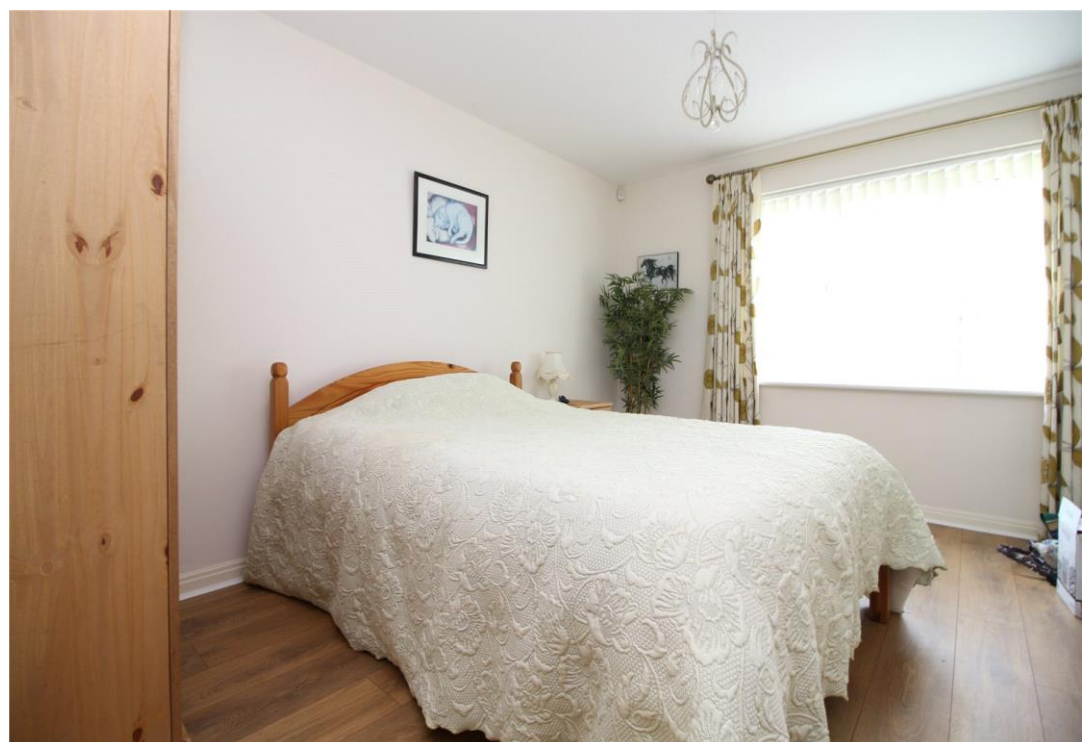


2 Kingfisher Cottages, Southern Lane, Barton On Sea, Hampshire, BH25 7FJ
Asking Price £450,000

PETTENGELLS
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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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