



PETTENGELLS
ESTATE AGENTS

4 Atkinson Close, Barton On Sea, Hampshire, BH25 7FF
Guide Price £390,000

4 Atkinson Close, Barton On Sea, Hampshire,
BH25 7FF

- Neo-Georgian style house
- Built circa 2003
- 2/3 Bedroom home (see text)
- Living/dining room
- Conservatory
- South facing rear garden
- Kitchen
- Bathroom
- Downstairs cloakroom
- Chain free sale





WE ARE PLEASED TO OFFER AS A CHAIN FREE SALE THIS IS PENNY FARTHING'S BUILT THREE BEDROOM END OF TERRACE HOUSE SITUATED ON THE DESIRABLE DURLSTON MANOR PARK DEVELOPMENT, WITHIN EASY WALKING DISTANCE OF BARTON CLIFFTOP.

Accommodation: The entrance hall leads into a lovely living/dining room and then in turn a conservatory. There is a kitchen and downstairs cloakroom. The first floor landing then leads to the bedrooms. Bedroom one is a good size and looks and has a bright outlook across Durlston Court school playing field. Bedrooms two and three have currently been combined to create one larger bedroom but it would be very easy for a future owner to put back the dividing wall. There is a bathroom.

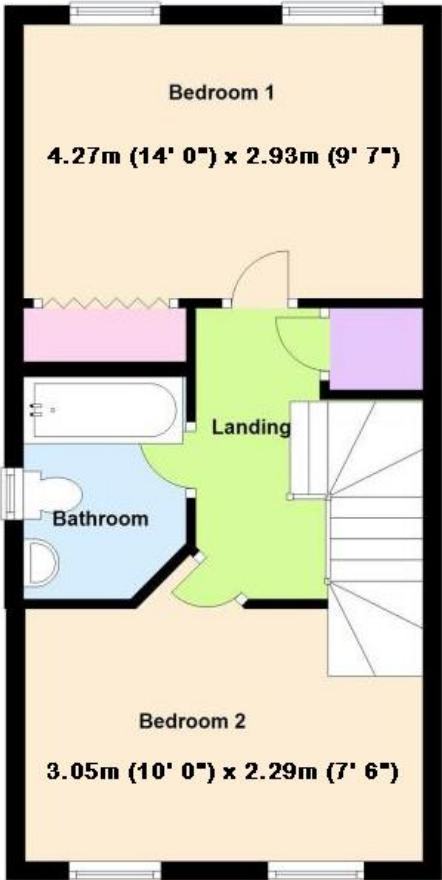
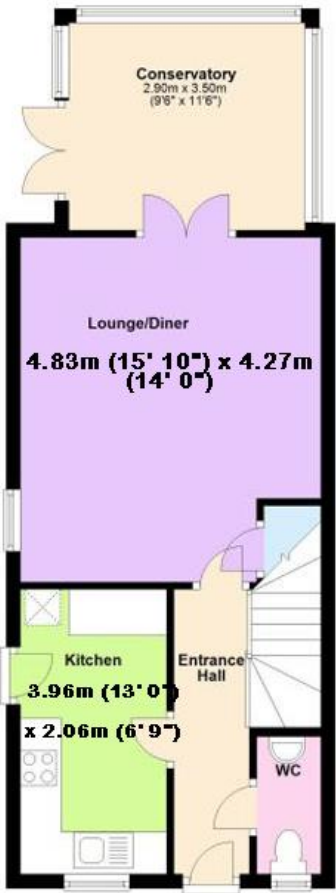
Outside: To the front, there are two parking bays. There is an area of garden, then extending around to the side and eventually to the south facing rear garden, which has a lawned area and a shed.

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

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Total approx floor area 818 Sq Ft (76 sq m)



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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