



PETTENGELLS
ESTATE AGENTS

5 Seacroft Avenue, Barton On Sea, Hampshire, BH25 7NY
Asking Price £509,950

5 Seacroft Avenue, Barton On Sea, Hampshire,
BH25 7NY

- Beautifully presented detached bungalow
- Two double bedrooms
- Impressive kitchen/dining room
- Lounge with wood burner, opening onto the rear garden
- Double glazed & gas fired central heating
- Large garage 5.14m x 3.2m (16'8 x 10'4)
- South facing rear garden
- Outbuildings and storage sheds
- Walking distance to Barton cliff top
- Viewing highly recommended





A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH A SOUTH FACING GARDEN.

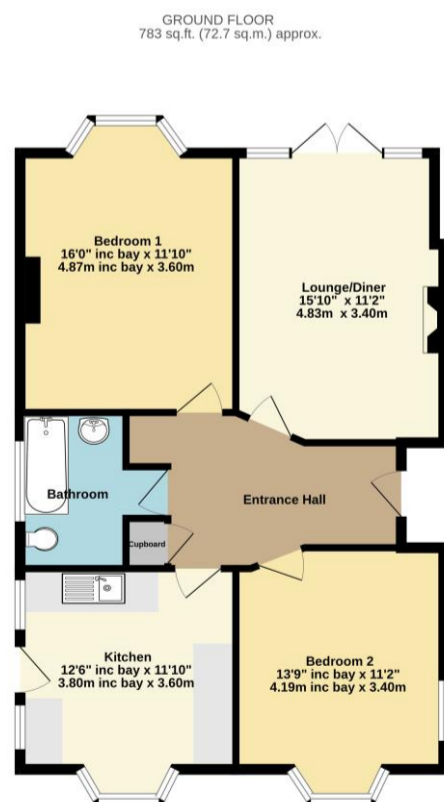
Accommodation: Front door opens into the spacious entrance hall also with airing cupboard housing the gas boiler, and door leading to the well appointed kitchen/dining room with bay window to the front and further door to the side. The lounge with wood burner is at the rear with French doors opening onto the garden. There are two double bedrooms and a spacious bathroom to compliment.

Outside: The front offers off road parking for several vehicles and has double gates to the side and in turn leads to the large single garage measuring 5.14m x 3.2m (16'8 x 10'4). The rear garden is south facing and has a covered gazebo and large patio area with picket fencing. A gate then leads to the lawned area with sheds and outbuilding.

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

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



TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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