



**PETTENGELLS**  
ESTATE AGENTS

54 Chestnut Avenue, Barton On Sea, Hampshire, BH25 7BH  
**Offers in excess of £900,000**

## 54 Chestnut Avenue, Barton On Sea, Hampshire, BH25 7BH

- Magnificent four double bedroom bungalow
- Master bedroom ensuite shower room and dressing room
- Three further bath/shower rooms
- Extensive living accommodation lounge/dining room and family room
- Garage with electric door
- Second garage at the rear (access via Farm Lane North)
- Premier Road in Barton on Sea
- Off-road parking for multiple vehicles
- Impressive large rear garden with alfresco dining area
- Double glazed and gas central heating







A HUGEY IMPRESSIVE FOUR BEDROOM, FOUR BATH/SHOWER ROOM DETACHED BUNGALOW SITUATED IN A PREMIER ROAD IN BARTON ON SEA.

Accommodation: Front door opens into the incredibly spacious reception hallway with door into the integral garage and door giving access into the garden. The expansive accommodation consists of four double bedrooms with the master bedroom having an ensuite shower room and dressing room. Bedrooms two and three also have an ensuite shower room/bathroom. The well appointed kitchen then leads into the utility room with door to side. From the hallway a door leads into the impressive open plan dining/family room which in turn leads into the living room overlooking the beautiful garden.

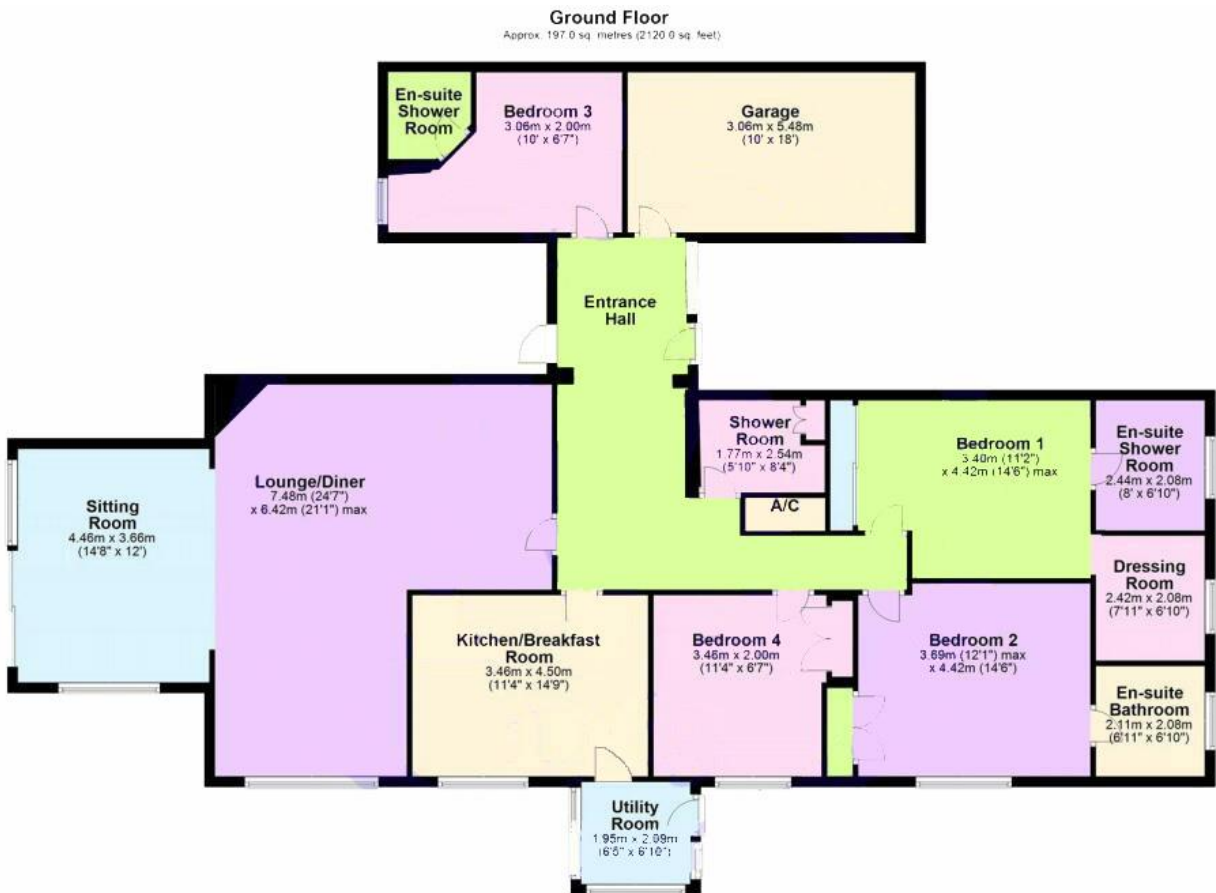
Outside: The front offers off road parking for multiple vehicles and in turn leads into the large single garage with electric door. The rear garden consists of a lovely patio and alfresco dining area which overlooks the large lawned area with mature shrubs and flower borders. A second garage is located at the rear of the garden which is accessed via Farm Lane North.

EPC: E, Council tax band: F, Tenure: Freehold

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54 Chestnut Avenue, Barton on Sea

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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