



PETTENGELLS
ESTATE AGENTS

25 Chiltern Drive, Barton On Sea, Hampshire, BH25 7JY
Offers Over £400,000

25 Chiltern Drive, Barton On Sea, Hampshire,
BH25 7JY

- Detached bungalow offering fantastic potential
- Driveway and garage
- Gardens
- Living room
- Conservatory
- Kitchen
- Two bedrooms
- Shower/wet room
- Key to view
- Gas central heating





TWO BEDROOM DETACHED BUNGALOW OFFERING GREAT POTENTIAL TO MODERNISE, OFFERED 'CHAIN FREE'

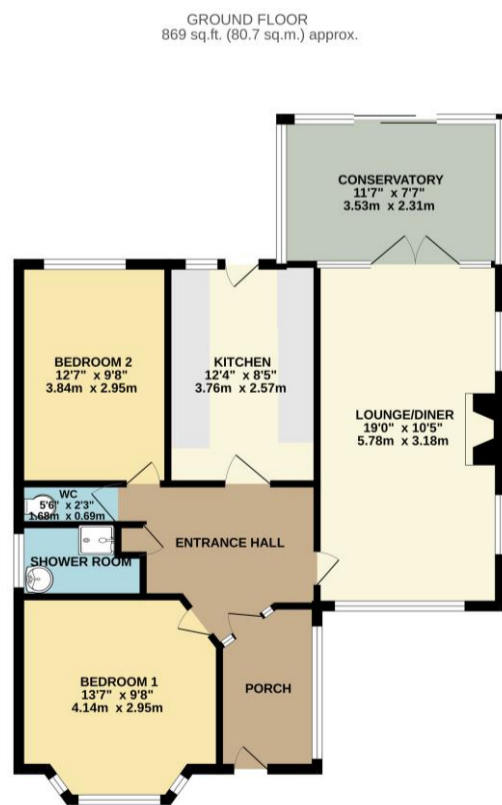
Accommodation: There is a large entrance porch leading into a hallway and then in turn a living room and then a conservatory. The kitchen overlooks and opens out to the rear garden. There are two bedrooms, one at front and one at the rear, a shower room/wet room and a cloakroom/WC.

Outside: To the front there is an area of garden comprising mainly lawn, adjoining this the driveway gives off road parking and leads to the single garage which adjoins the rear garden which comprises further lawned area as well as shrub and hedge borders and a paved patio.

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

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TOTAL FLOOR AREA: 869 sq.ft. (80.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with floorplan 02/02



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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