



PETTENGELLS
ESTATE AGENTS

4 Greenfield Gardens, Barton On Sea, Hampshire, BH25 7AT
Asking Price £529,950

4 Greenfield Gardens, Barton On Sea, Hampshire, BH25 7AT

- Two double bedroom detached bungalow
- Kitchen/dining/family room
- Living room
- Shower room
- Beautifully presented
- Gas fired central heating and double glazed
- Impressive garden room
- Outdoor home office/studio room
- Detached garage with electric door





VERY WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET LOCATION BETWIXT BARTON ON SEA CLIFF TOP AND NEW MILTON TOWN CENTRE.

Accommodation: Front door opens into the spacious hallway and leads to the bright living room with log burner. The well appointed kitchen/breakfast room has built in fridge/freezer and dishwasher and is open plan into the stunning conservatory/family room. There are two double bedrooms, with both bedrooms having an extensive range of fitted cupboards and built in mirrored wardrobes, with a modern family shower room to compliment.

Outside: To the front of the bungalow is an area of lawned garden and adjoining this the driveway leads to the detached single garage with electric door. The rear garden is low maintenance comprising patio and decked area and mature shrub borders, a studio room/home office measuring 3.52m x 2.92m. There is an impressive garden room and further storage sheds.

EPC: D, Council tax band: D, Tenure: Freehold, Approx floor area: 675 sq ft

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GROUND FLOOR



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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