



PETTENGELLS
ESTATE AGENTS

18 Highlands Road, Barton On Sea, Hampshire, BH25 7BL
Offers Over £800,000

18 Highlands Road, Barton On Sea, Hampshire,
BH25 7BL

- Supremely spacious bungalow in sought after road
- Incredible versatile accommodation
- Large one bedroom independent annex
- Four further double bedrooms
- Four reception rooms
- Double garage
- Utility room & Boot room
- Gas fired central heating, double glazed
- Over 3000 sq ft of accommodation
- South facing garden





AN INCREDIBLY ROOMY AND VERSATILE CHALET STYLE BUNGALOW WITH SELF CONTAINED ANNEX

Accommodation: This property offers four double bedrooms in the main home with four reception rooms and two spacious bath/shower rooms. The living room has impressive bay with windows and French doors overlooking the garden as well as a fireplace with log burner. There are double doors to the dining room which also overlooks the garden. There is a well appointed kitchen/breakfast room which leads into a separate utility room and pantry. There are two bedrooms and a bathroom on the ground floor and two further bedrooms upstairs with a shower room. From the hallway a door leads into the annex which consists of a large lounge and kitchen/dining room with patio doors opening onto the rear garden. There is a double bedroom and a recently replaced bathroom. The annex also has its own gas boiler separate from the main house.

Outside: To the front of the property there is a drive giving extensive off road parking as well as space to turn and a detached double garage with power and lighting. Also adjoining the front of the house is a pleasant courtyard. The rear garden enjoys an approx southerly aspect and comprises mainly lawned and patio areas as well as shrub and hedge borders.

Main house EPC: D, Council tax band: F.
Annexe EPC: E, Council tax band: A, Tenure: Freehold

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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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