



PETTENGELLS
ESTATE AGENTS

12 Greenfield Gardens, Barton On Sea, Hampshire, BH25 7AT
Asking Price £875,000

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- Sensational bungalow in quiet road
- Exceptional gardens sweeping around property
- Superb Kitchen/family/dining room
- Large Living room with log burner
- Three double bedrooms
- Bathroom and ensuite
- Summer house/ outside bar!
- Generous parking on driveway
- Garage plus room behind plus home office
- Sought after location, walking distance to town





IN OUR OPINION AS SELLING AGENTS, THIS IS ONE OF THE MOST IMPRESSIVE BUNGALOWS CURRENTLY IN BARTON ON SEA, VIEWING IS RECOMMENDED FOR DISERNING BUYERS TO APPRECIATE ITS MANY FINE FEATURES INCLUDING THREE BEDROOMS, TWO BATHROOMS, EXTENSIVE LIVING SPACE WITH FABULOUS KITCHEN/FAMILY ROOM WITH BI-FOLD DOORS OPENING TO THE FANTASTIC SECLUDED SUNNY GARDENS.

Accommodation: There is a porch and then impressive entrance hall which leads to a splendid double aspect living room which opens to the garden and also has a log burner. The pièce de résistance is the superb kitchen/dining/family room with bi-fold doors opening to the garden and a quality kitchen with central island and extensive integrated appliances. Bedroom one also overlooks the garden, has fitted wardrobes and a ensuite shower room. There are two further double bedrooms with bedroom two also having fitted wardrobes, and there is a family bathroom with rain shower over the bath.

Outside: To the front of the bungalow is a paved area giving good off road parking and this leads to the garage which also houses the electrics for the solar panels which help reduce energy bills. Behind the garage are two useful rooms, one of which is currently a gym and the other a useful home office. The rear garden is a delightful feature of the bungalow with a sunny aspect and sweeping around the side and rear. Adjoining the bungalow are extensive paved and decked areas. There is lawn with shrubs, a garden shed, covered pergola and an air conditioned summer house/bar! Additionally there is a greenhouse and area of potential vegetable garden.

EPC: B, Council tax band: E, Tenure: freehold

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GROUND FLOOR
1614 sq.ft. (150.0 sq.m.) approx.



TOTAL FLOOR AREA: 1614 sq.ft. (150.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 here are not guaranteed and no guarantee is given 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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