



PETTENGELLS
ESTATE AGENTS

37 Cliffe Road, Barton On Sea, Hampshire, BH25 7PA
Asking Price £675,000

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- Impressive bungalow close to seafront
- Offered chain free
- Just set back from Marine Drive East with distant sea views
- Long driveway for multiple vehicles with double gates
- Detached garage
- Secluded garden
- Three double bedrooms
- Bathroom and ensuite
- Living room
- Dining room
- Kitchen





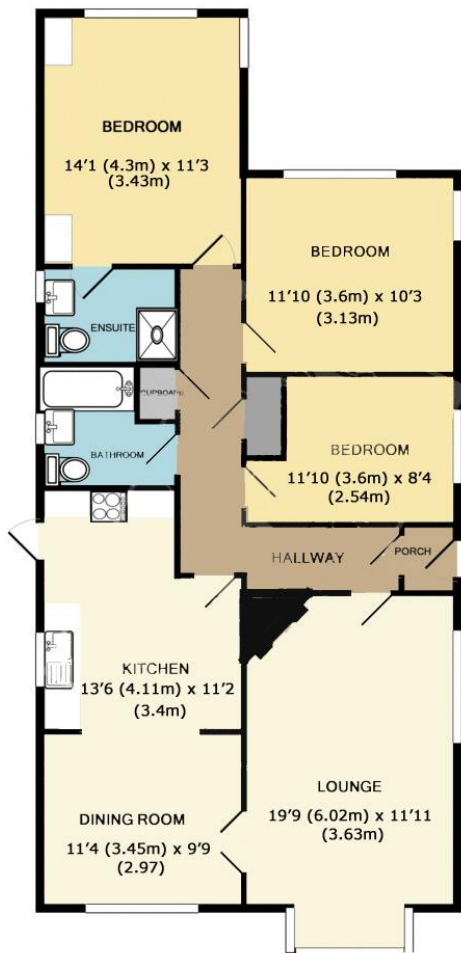
WE ARE PLEASED TO OFFER 'CHAIN FREE', THIS SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITUATED JUST A STONES THROW FROM BARTON SEAFRONT AND INDEED WITH DISTANT SEA VIEWS.

Accommodation: There is an entrance porch and then a hallway where there is a cupboard housing a modern boiler for the gas central heating. The lovely living room has a bay window to front from which there are lovely sea views in the distance looking left. Similarly, there are views from the adjoining dining room. This leads into the kitchen. There are three double bedrooms, bedroom one having fitted wardrobes and an ensuite shower room. Bedroom two also overlooks the rear garden and there is a main bathroom as well.

Outside: There is an area of front garden, mainly lawned, from which there is a sea view off to the side. The driveway gives lots of off road parking with gates leading at the rear of the bungalow to a detached garage (5.4m x 3.16m) which has an electric door to front. The rear garden is secluded and comprises lawn and paved areas as well as a shed and a potting shed.

Council tax band: E, 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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