



PETTENGELLS
ESTATE AGENTS

11 Burley Close, Barton On Sea, New Milton, Hampshire, BH25 7SX
Asking Price £485,000

11 Burley Close, Barton On Sea, New Milton, Hampshire, BH25 7SX

- Three bedroom detached house
- Three reception rooms
- Ensuite shower room to main bedroom
- Family bathroom
- Driveway and garage with electric door
- Low maintenance garden
- Gas central heating and double glazed
- Popular location
- Downstairs cloakroom
- Kitchen





THREE BEDROOM DETACHED HOUSE IN POPULAR LOCATION IN BARTON ON THE SEA OFFERED 'CHAIN FREE'.

Accommodation: Front door opens into the hallway with door to the ground floor cloakroom/WC. Door into the living room which has an archway into the dining room and in turn into the conservatory overlooking the low maintenance rear garden. From the dining room a door leads into the kitchen which also opens onto the rear garden. On the first floor there are three bedrooms with the master bedroom having en suite shower room and a main bathroom to compliment.

Outside: To the front there is parking for multiple vehicles in turn leading to the garage with electric door. The garden rear has been paved for ease of maintenance. Lawn to front and side.

EPC: D, Council tax band: D, 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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