

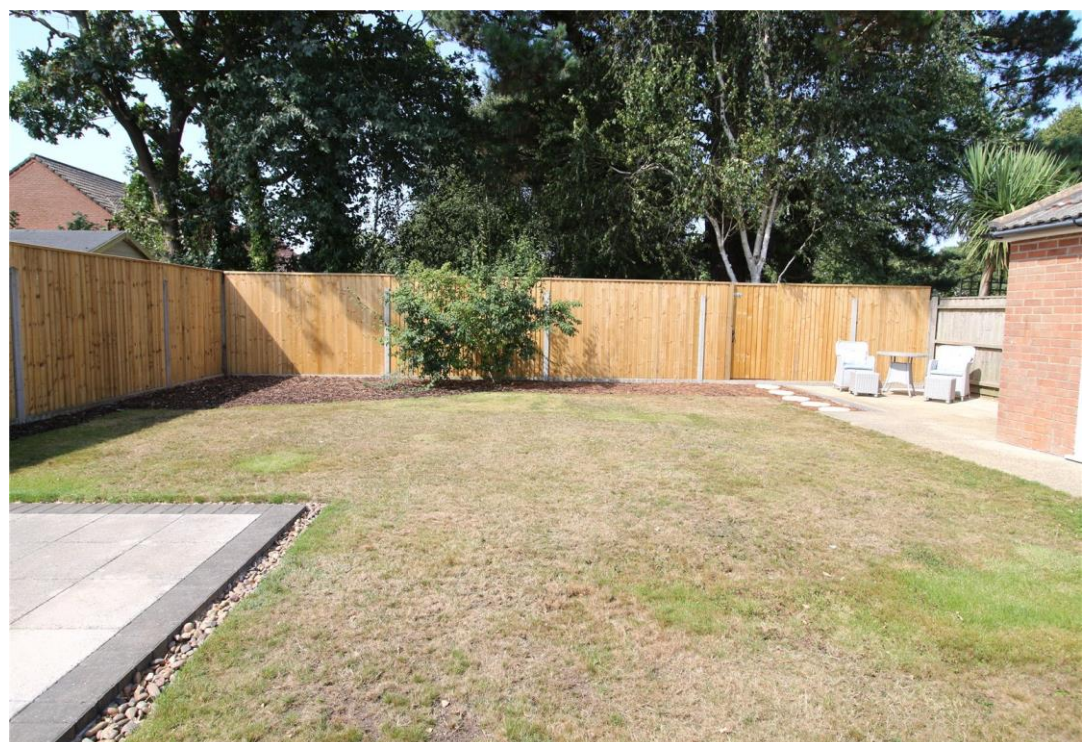


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18 Western Avenue, Barton On Sea, Hampshire, BH25 7PZ
Offers Over £500,000

18 Western Avenue, Barton On Sea, Hampshire,
BH25 7PZ

- Splendid bungalow available quickly
- Pleasant gardens
- Driveway and garage
- Two bedrooms
- New kitchen
- Shower room
- New ensuite cloakroom/WC
- Walking distance to clifftop
- Appealing living/dining room
- Potential to extend





SUPERBLY PRESENTED DETACHED BUNGALOW WITH MANY FINE FEATURES AND OFFERED AS A CHAIN FREE SALE.

Accommodation: A brand new front door leads into a spacious porch. There is then a welcoming entrance hall which opens to a double aspect living/dining room. The impressive new kitchen opens out to the rear garden and the Bosch free standing appliances are included. Bedroom one has a fitted wardrobe and a brand new ensuite cloakroom. There is then a second bedroom overlooking the rear garden and then a shower room, so two WCs in total.

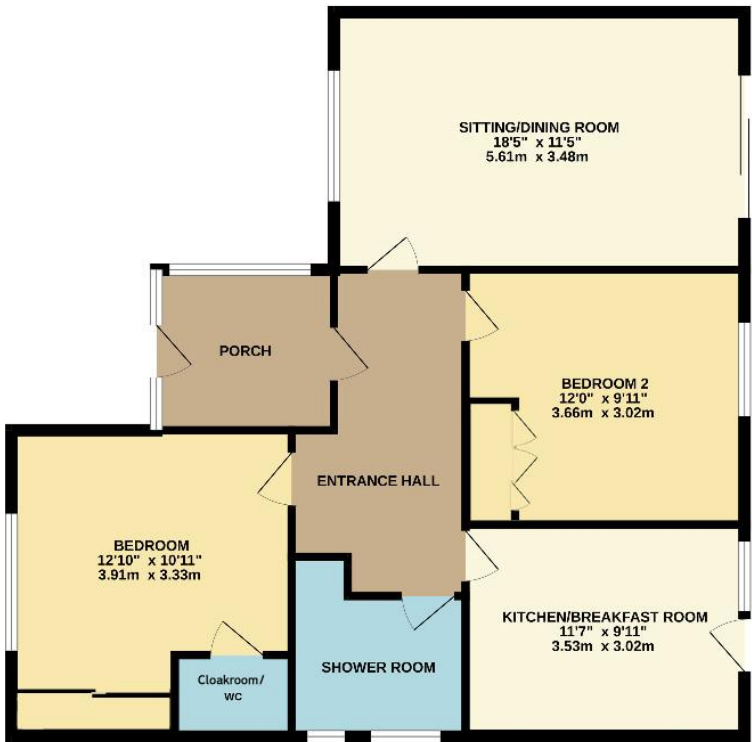
Outside: To the front of the bungalow is an area of lawned garden as well as driveway. The latter then extending along the side giving good off road parking. There is then a detached single garage (5.35m x 2.57m) with power supplied and a pleasant rear garden which has lawned and paved areas and a lovely tree lined backdrop.

EPC: C, Council tax band: D, Tenure: Freehold

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TOTAL FLOOR AREA: 800sq ft (74.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other features 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 location, appearance and appliances shown here, are not intended to be guaranteed as to their quantity or efficiency can be given.
Made on 10/06/2025

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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