



PETTENGELLS
ESTATE AGENTS

10 Seafield Road, Barton On Sea, Hampshire, BH25 7JS
Asking Price £850,000

10 Seafield Road, Barton On Sea, Hampshire,
BH25 7JS

- Magnificent single story residence
- Fabulous south westerly garden
- Lots of parking and large garage
- Well appointed kitchen
- 3/4 bedrooms
- Bedroom 4/second reception room
- Bathroom and ensuite
- Living room overlooking garden
- Call for a viewing
- Walking distance to cliff top





EXCELLENT OPPORTUNITY TO PURCHASE THIS PREMIUM BARTON BUNGALOW WHICH HAS BEEN EXTENDED AND REFURBISHED BY AN ESTABLISHED LOCAL FAMILY BUILDER. PARTICULAR FEATURES INCLUDE LUXURY KITCHEN, BATHROOM & EN SUITE, THREE/FOUR BEDROOMS, LARGE SINGLE GARAGE AND SOUTH-WEST FACING GARDEN.

Accommodation: The impressive and spacious entrance hall leads into a wonderful family friendly, open plan living space which opens out to the garden and has lounge, dining and very well appointed kitchen. Integrated appliances comprise two ovens, a wine cooler, hob, hood, dishwasher and fridge freezer. There are quality Quartz work surfaces and a brand new gas boiler. There is a lovely feature lantern roof. Although this bungalow does have the great benefit of up to four double bedrooms, we would suggest one of these would likely work as a TV room/snug. Bedroom one has an en suite shower room and there is a family bathroom.

Outside: This delightful property sits on a generous plot size, which is both wide and long, giving lovely lawned gardens to the front and rear, as well as a very wide driveway, as well as space to turn. This leads via gates to the detached single garage which has electric door. The large rear garden is a lovely feature with ideal south westerly aspect. There is an extensive paved patio adjoining the bungalow.

Council tax band: D but subject to change

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GROUND FLOOR
1471 sq.ft. (136.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS
TOTAL FLOOR AREA: 1471 sq.ft. (136.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, 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 have not been tested and no guarantee is made with respect to their operation or efficiency can be given.
Made with Metaplan 12/2020



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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