



PETTENGELLS
ESTATE AGENTS

10 Three Acre Drive, Barton On Sea, Hampshire, BH25 7LQ
Asking Price £575,000

10 Three Acre Drive, Barton On Sea, Hampshire,
BH25 7LQ

- Impressive detached family home
- Pleasant location, walking distance to beach
- Spacious and flexible accommodation
- Ground floor fourth bedroom/further reception room
- Living room and conservatory
- Kitchen and dining room
- Lovely gardens
- Three double bedrooms
- Ground floor bathroom and first floor shower room
- 24' Garage & good off road parking on driveway





IMPRESSIVE DETACHED HOME IN A LOVELY QUIET LOCATION BETWIXT NEW MILTON TOWN AND BARTON SEAFRONT. FLEXIBLE ACCOMMODATION WITH A POTENTIAL GROUND FLOOR FOURTH BEDROOM AND BATHROOM

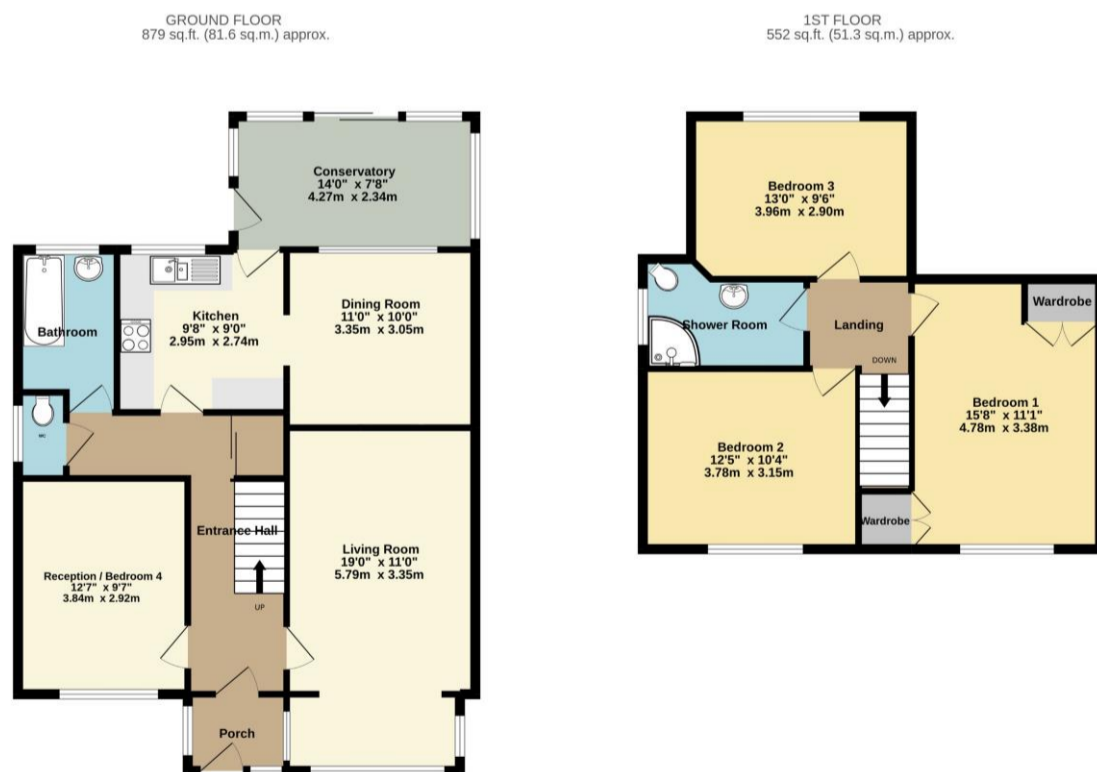
Accommodation: There is a porch and then entrance hall. The living room has a feature bay at the front. There is then a second reception room/potential ground floor fourth bedroom. The kitchen overlooks the rear garden and leads into a dining room. There is of course potential for these two rooms to be combined in the future to create a larger kitchen/dining room. A conservatory then overlooks the rear garden. There is a ground floor bathroom and an adjoining cloakroom/WC. Upstairs the landing leads to three double bedrooms, bedroom one has fitted wardrobes and bedroom three has a feature vaulted ceiling, plus access to the under eaves storage area which also houses the modern gas central heating boiler. There is a first floor shower room.

Outside: There is an attractive area of front garden and with lawn and flower/shrub borders, adjoining this is a driveway giving good off-road parking along the side of the house, leading to the garage which measures 7.4m x 2.5m, with powered supplied. The rear garden is a lovely feature again with lawn, borders and paved patio.

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

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Whilst 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 mis-statement. 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 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. 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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