



**PETTENGELLS**  
ESTATE AGENTS

20 Fenleigh Close, Barton On Sea, Hampshire, BH25 7BB  
**Asking Price £750,000**

20 Fenleigh Close, Barton On Sea, Hampshire,  
BH25 7BB

- Lovely large detached bungalow
- Great location walking distance to town
- Pleasant gardens
- Double garage
- Three double bedrooms
- Bright living room plus second reception
- Well appointed kitchen
- Two shower rooms
- Chain free sale
- Subject to probate







WE ARE PLEASED TO OFFER AS A CHAIN FREE SALE, THIS WELL PRESENTED, THREE DOUBLE BEDROOM DETACHED BUNGALOW, CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF NEW MILTON, FURTHER BENEFITS INCLUDE TWO RECEPTION ROOMS, TWO BATHROOMS AND A DOUBLE GARAGE.

Accommodation: The entrance hall leads into a bright living room, there is then a well appointed kitchen/breakfast room and that in turn leads to the family/garden room which overlooks the rear garden and has a door to a separate useful utility room. There are three double bedrooms, although one of these is currently furnished as a study/home office. Bedrooms one and two both has built in/fitted wardrobes and the main bedroom also benefits from an ensuite shower room. There is then a main shower/wet room.

Outside: The drive gives very good off road parking as well as space to turn, there is also an area of front garden with mainly lawn. The drive extends via gates to the rear garden which has mainly lawned and paved areas, as well as shed and potting shed. There is a further parking area and an impressive detached double garage with electric door measuring 21'3" x 19' and this also has the benefit of a gardeners WC.

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

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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Total Area: 122.4 m<sup>2</sup> ... 1318 ft<sup>2</sup> (excluding porch, external porch)  
All measurements are approximate and for display purposes only

**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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