



PETTENGELLS
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104 Barton Drive, Barton On Sea, Hampshire, BH25 7JL
Guide Price £425,000

104 Barton Drive, Barton On Sea, Hampshire,
BH25 7JL

- Bungalow with fantastic potential
- Two double bedrooms
- Kitchen
- Living room
- Drive & garage
- Good sized rear garden
- Huge potential for modernisation & extension
- Chain free sale
- Double glazed





A TWO DOUBLE BEDROOM DETACHED BUNGALOW IN BARTON-ON-THE-SEA WITH HUGE POTENTIAL.

Accommodation: Door leads into the entrance hall, with door to the lounge, there are two double bedrooms, one to the front and one to the rear. There is then a kitchen, and a bathroom.

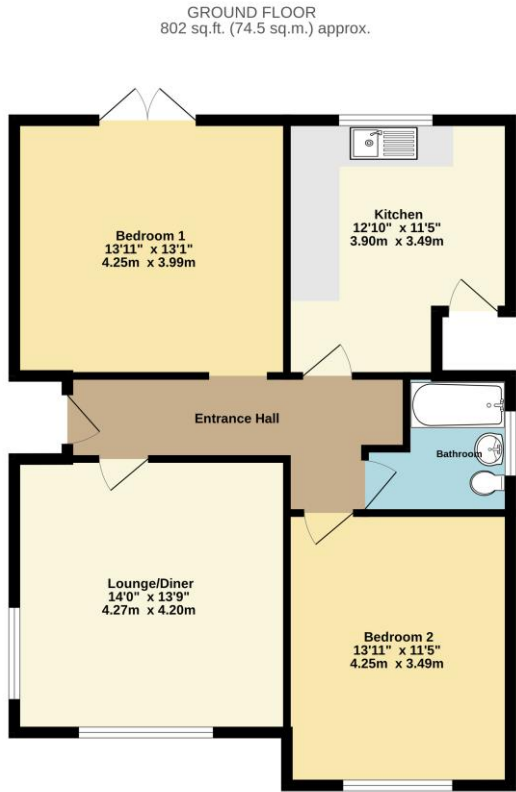
Outside: There is a large area of front garden with driveway to the side and detached garage to the rear. The rear garden is overgrown and needs to be fully cleared, but is a good size.

Council tax band: D, Tenure: Freehold

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

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TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 quantity 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. 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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