



PETTENGELLS
ESTATE AGENTS

Marine Cottage, 31 Marine Drive East, Barton On Sea, Hampshire, BH25 7DU
Asking Price **£575,000**

Marine Cottage, 31 Marine Drive East, Barton On Sea, Hampshire, BH25 7DU

- Chain free sale
- Spacious detached chalet bungalow
- Sea view from upstairs
- Good sized garden
- Large living room
- Kitchen overlooking garden
- Conservatory
- Four bedrooms and two bathrooms
- Generous living space
- Driveway and garage





SPACIOUS CHALET BUNGALOW WITH FOUR BEDROOMS, TWO BATHROOMS, EXCELLENT LIVING SPACE, AND CLOSE TO BEACH.

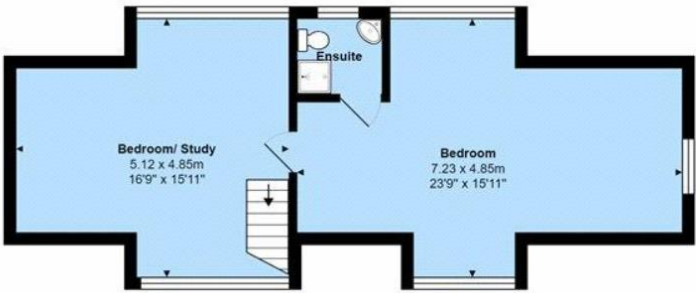
Accommodation: There is an entrance hall leading to a lovely bright and spacious living/dining room and then in turn a conservatory (heated) overlooking the rear garden. Similarly a kitchen overlooks and opens out to the rear. There are three ground floor bedrooms and a bathroom and then upstairs two interconnecting rooms both with distant sea view. The first of which appears to have been used as a study but could be adapted to create a fifth bedroom, and this leads into bedroom four which has an ensuite shower room.

Outside: Accessed off Marine Drive East past Dolphin Mansions. To the front of the property the drive gives off road parking and leads to the detached single garage. There is an area of mainly lawned front garden. The rear garden has a further lawned area as well as decking and shrubs.

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

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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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