



**PETTENGELLS**  
ESTATE AGENTS

10 Bouverie Close, Barton On Sea, Hampshire, BH25 7HB  
Guide Price £550,000

10 Bouverie Close, Barton On Sea, Hampshire,  
BH25 7HB

- Detached bungalow in pleasant location
- Close to shops/amenities
- South facing plot
- Three bedrooms
- Living room
- Dining room
- Garden room
- Shower room plus second WC
- Kitchen
- Lots of parking plus garage





**IMPRESSIVE SPACIOUS BUNGALOW ON SOUTH FACING PLOT AND CONVENIENTLY SITUATED IN A CUL DE SAC BETWIXT NEW MILTON TOWN AND BARTON SEAFRONT**

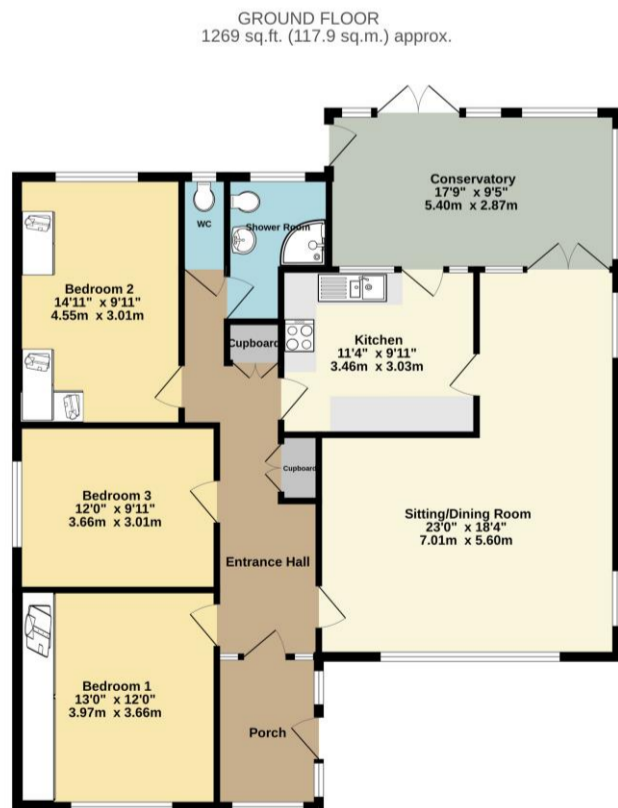
**Accommodation:** There is a super large porch with feature arched windows and this leads into a spacious entrance hall. There is a lounge leading into a dining room and then in turn the kitchen. To the rear is a garden room which does have radiators so usable all year round and this also has a utility area. There are three bedrooms and a bathroom and a shower room plus a separate cloakroom/second WC.

**Outside:** To the front of the bungalow there's an extensive paved area giving lots of off-road parking as well as space to turn, and the driveway then extends along the side of the bungalow to the detached single garage 5.2m x 2.8m and has an electric door to the front. The rear garden enjoys a bright south to south westerly aspect and again is mainly paved for 'ease of maintenance' and there are also shrub borders.

Council tax band: C, Tenure: Freehold

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



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 vendor, agents and applicants shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Intertec 01202.

**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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