



**PETTENGELLS**  
ESTATE AGENTS

19 Western Avenue, Barton On Sea, Hampshire, BH25 7PY  
**Offers Over £450,000**

19 Western Avenue, Barton On Sea, Hampshire,  
BH25 7PY

- Detached bungalow in good road
- Chain free sale
- Lovely gardens
- Living room
- Kitchen
- Two bedrooms plus
- Bedroom three/second reception room
- Bathroom
- Driveway and garage
- Front and rear porches





WE ARE PLEASED TO OFFER A CHAIN FREE SALE THIS TWO/THREE BEDROOM DETACHED BUNGALOW, WHICH WOULD BENEFIT FROM SOME IMPROVEMENTS/MODERNISATION.

Accommodation: There is a porch then entrance hall and this leads to a lounge with a feature fireplace. The kitchen also houses the gas boiler and leads to a rear lobby. There are potentially three bedrooms, although one of these is currently showing as a dining room. Finally, there is a bathroom and separate cloakroom.

Outside: To the front is an attractive lawned area. Next to this the driveway gives off road parking. This then leads along the side of the bungalow to a detached single garage with power (5.4m x 2.63m). There is an area of rear garden with lawned and paved areas as well as borders.

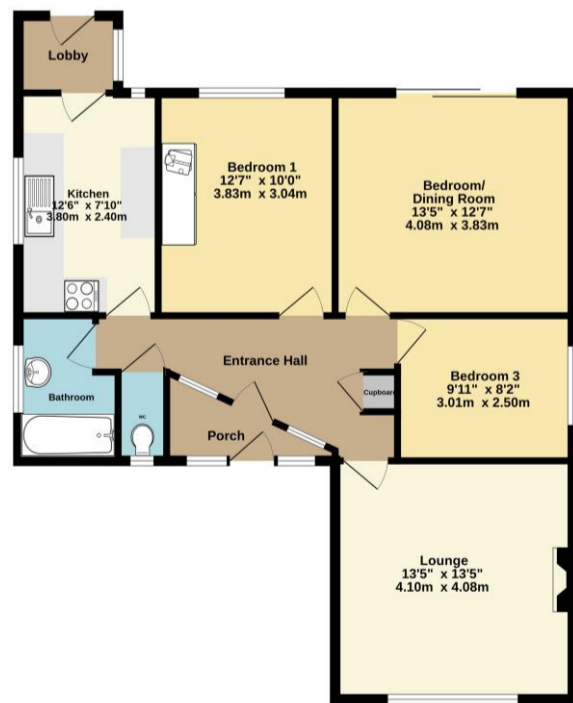
Note: The seller has told us the property is 'sold as seen' i.e. if anything doesn't work it will be down to a new owner to put right. For example the front garage door and free standing washing machine have not been used for many years and can be assumed to not necessarily be in working order and the integrated microwave in the kitchen definitely doesn't work.

Council tax band: D, Tenure: Freehold

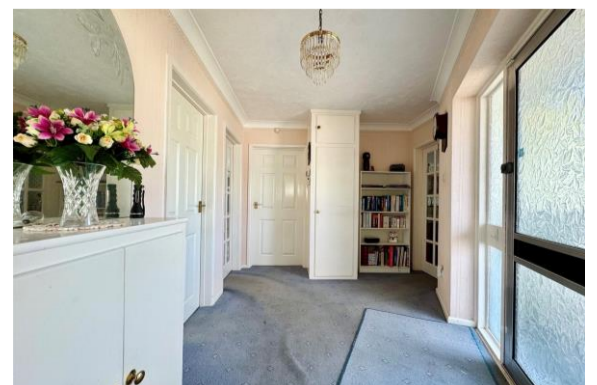
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq. ft. (79.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of plots, 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 operability or efficiency can be given.  
 Made with Metreplan 12/02



**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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