

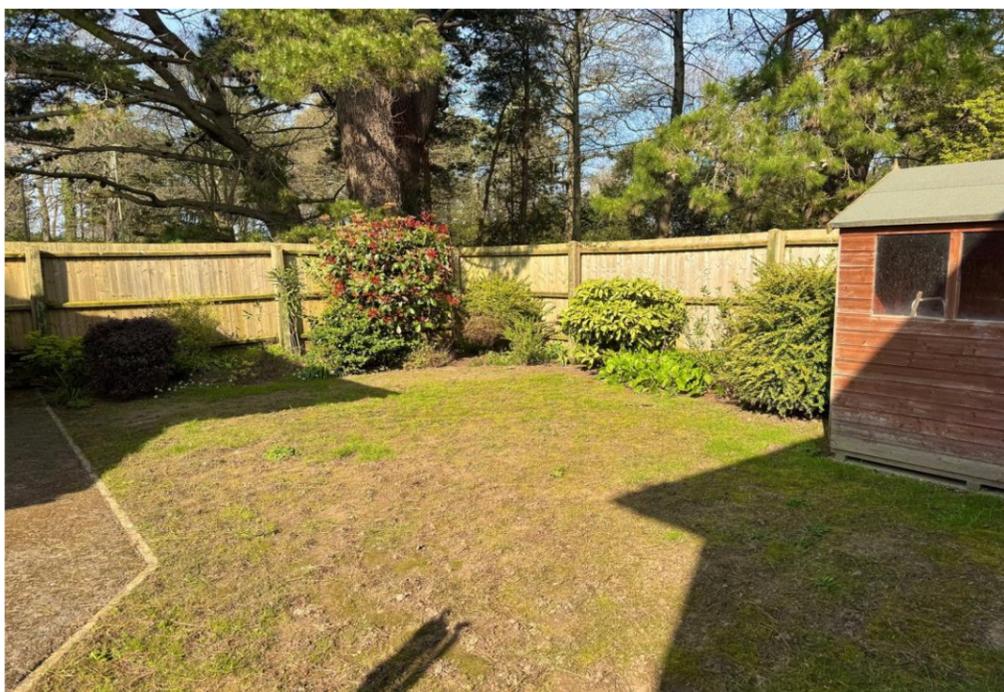


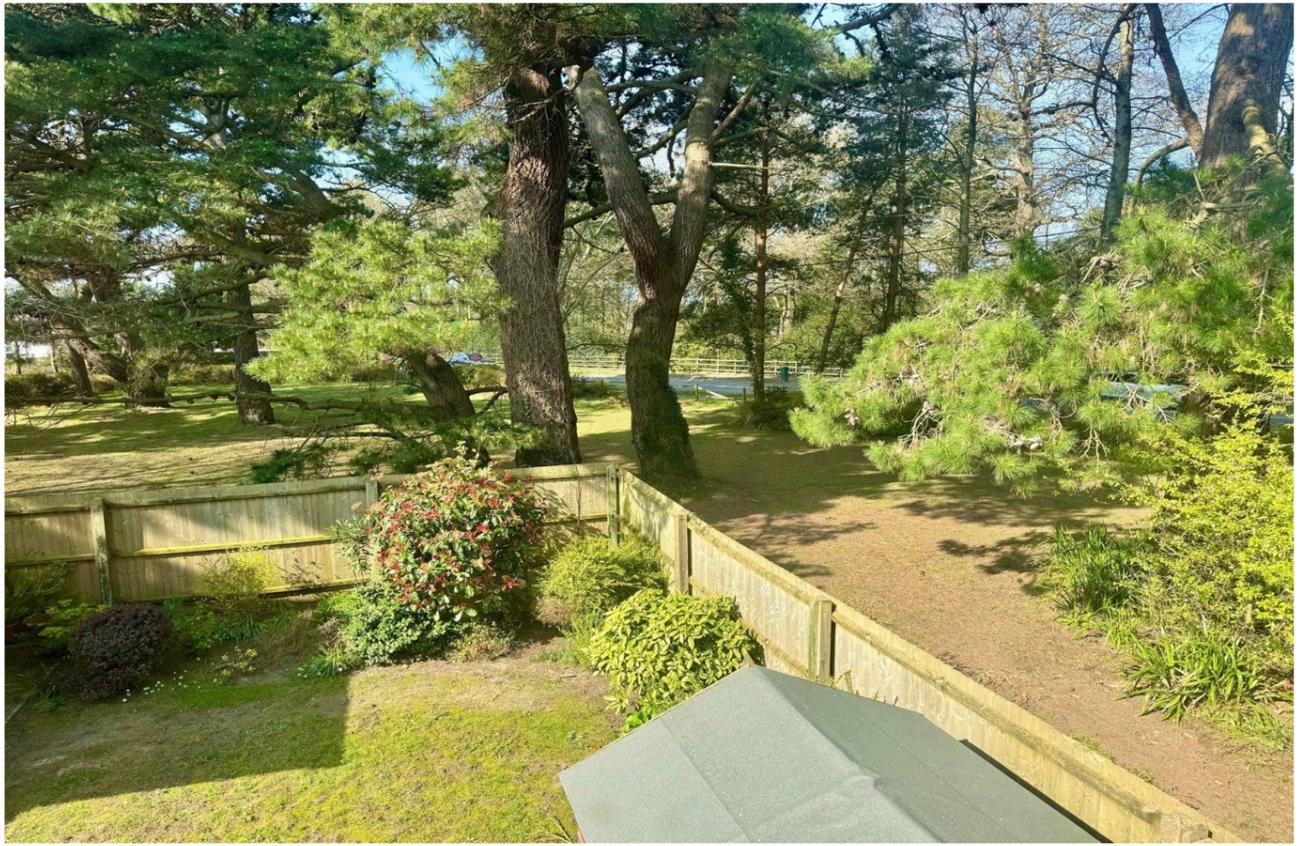
**PETTENGELLS**  
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12 Glen Close, Barton On Sea, Hampshire, BH25 7QD  
Asking Price £450,000

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- Appealing detached house available chain free
- Three bedrooms
- Adjoining pleasant small open wooded area
- Driveway and garage
- Gardens
- Two shower rooms
- Double aspect living room
- Dining room/potential ground floor bedroom four
- Downstairs cloakroom/WC
- Kitchen overlooking garden





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS THREE BEDROOM DETACHED HOUSE, SITUATED IN A PLEASANT LOCATION ON THE FRINGES OF BARTON-ON-SEA, INDEED OPPOSITE THE WORLD-RENOWNED CHEWTON GLEN HOTEL. CURRENTLY LIMITED INTERNAL PHOTOS.

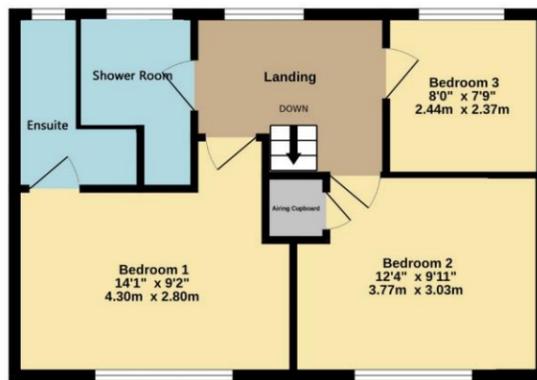
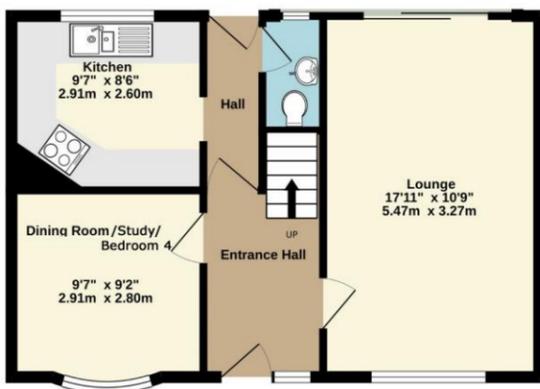
**Accommodation:** The entrance hall leads into a bright double aspect living room which also opens out to the rear garden. There is a second reception room i.e. perhaps dining room, study or even a ground floor fourth bedroom. The kitchen overlooks the back garden, there is then in a rear lobby and a downstairs cloakroom. A staircase leads to the first floor (stairlift to be removed) and the landing opens to three bedrooms, two doubles and a single. Bedrooms one and two have fitted wardrobes and the main bedroom has an ensuite shower room which complements the family shower room.

**Outside:** To the front of the house is an area of lawned garden. The drive gives off road parking. There is a garage (6.3m x 2.5m) to the rear with power supplied. The back garden has lawned and paved areas, shrub borders and a useful covered area adjoining the garage.

**Council tax band:** E, **Tenure:** Freehold, approx floor area 985 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.



**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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