



**PETTENGELLS**  
ESTATE AGENTS

**37 Bramshaw Way, Barton On Sea, Hampshire, BH25 7ST**  
**Offers Over £325,000**

**37 Bramshaw Way, Barton On Sea, Hampshire,  
BH25 7ST**

- Two double bedroom house in Barton on Sea
- Lounge with feature fire and surround
- Dining room opening onto the rear garden
- Re modelled and upgraded kitchen
- New bathroom March 2026
- Central heating with new boiler in July 2025 (10 year warranty)
- Double glazed windows and doors all replaced in March 2026
- Garage in a block close by
- Front and rear gardens
- Chain free sale





A BEAUTIFULLY PRESENTED AND UPDATED TWO DOUBLE BEDROOM HOUSE SET IN A POPULAR LOCATION IN BARTON ON SEA

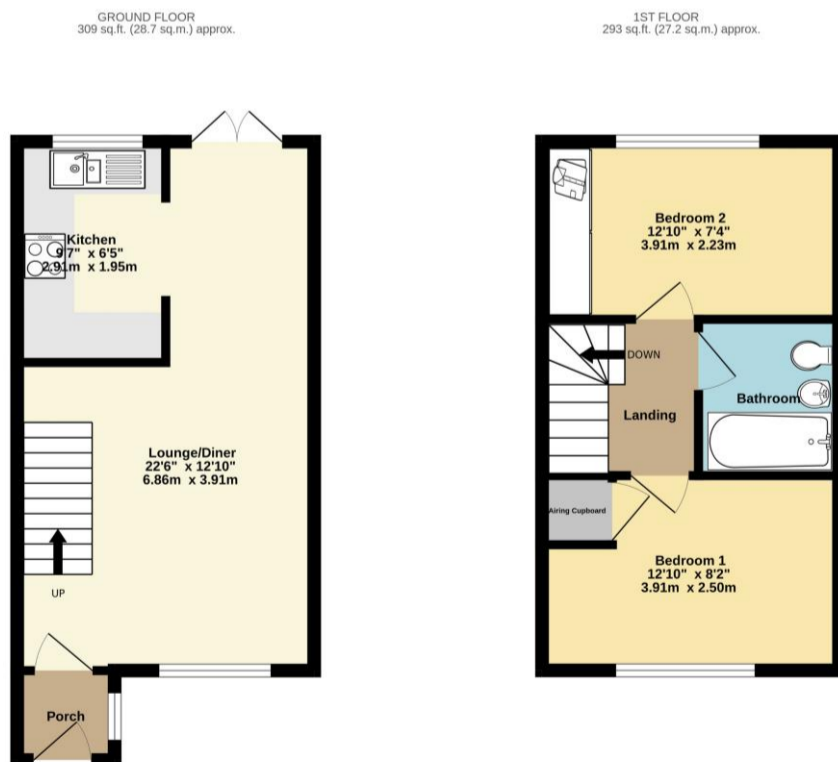
**Accommodation:** The upvc double glazed front door opens into the handy entrance hall with storage and hanging space, this then leads into the bright and spacious lounge with feature fire surround and fire which flows into the dining area with double doors opening to the garden. The remodelled kitchen overlooks the rear garden and has built in oven, gas hob and extractor. The Worcester boiler is situated in a cupboard in the kitchen and was replaced in July 2025. On the first floor there are two double bedrooms with bedroom one having a wide range of fitted wardrobes and bedroom two housing the airing cupboard with further recess for wardrobes. The stunning bathroom has been completed in March 2026 and comprises a white suite with shower over the bath. Upstairs has also been recarpeted in March 2026.

**Outside:** There is a small area of front lawn to the front with communal parking opposite. The rear garden is laid to lawn with a pleasant patio area and has a gate to the rear leading to the garage (measuring 5.1mx 2.52m) in a block situated close by.

EPC: C, 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:** 601 sq.ft. (55.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
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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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