



PETTENGELLS
ESTATE AGENTS

8 Greenfield Gardens, Barton On Sea, Hampshire, BH25 7AT
Asking Price £575,000

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- Extended detached bungalow
- Three double bedrooms all with fitted wardrobes
- Impressive fitted kitchen/dining room
- Open plan into the dual aspect living room
- Renovated and modernised in 2025
- Gas fired central heating and double glazed
- Large detached garage with electric door
- Lovely position in Barton on Sea
- Approximately west face rear garden
- Offered chain free





AN IMMACULATE AND EXTENDED THREE DOUBLE BEDROOM DETACHED BUNGALOW IN A QUIET LOCATION, OFFERED CHAIN FREE.

Accommodation: Front door opens into the spacious hallway leading to the three double bedrooms all with fitted wardrobes. The spacious and modern bathroom is tiled, with bath and shower over and window to the side. The impressive kitchen is at the rear with built in gas hob and double oven with extractor above with an integrated washing machine, this then extends into the dining area with space for dining room table and is archwayed into the dual aspect living room which opens onto the patio area and garden.

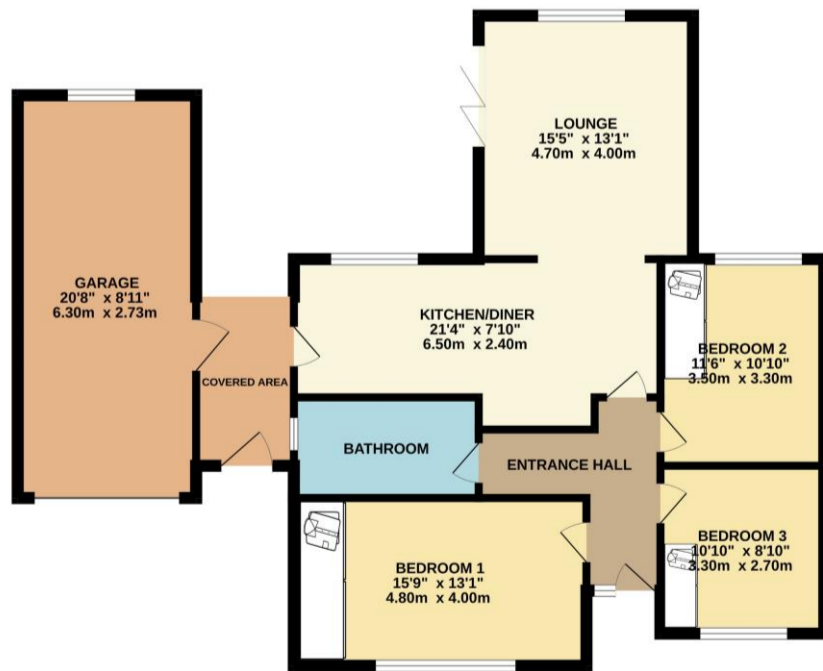
Outside: The front garden is laid to lawn with mature flower and shrub borders and driveway to the side offering off road parking for multiple vehicles. This in turn leads to the detached garage (6.3m x 2.73m) with electric up and over door with lighting and power. There is a handy covered area which leads from the side door of the garage to the kitchen. The west facing rear garden is laid to lawn with a large patio area extending to the side with mature flower and shrub borders.

EPC: D, Council tax band: E, 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
1133 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA: 1133sq.ft. (105.3 sq.m.) approx.
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.
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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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