



PETTENGELLS
ESTATE AGENTS

22 The Martells, Barton On Sea, Hampshire, BH25 7BG
Asking Price £335,000

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- Lovely location betwixt Barton seafront and New Milton town
- Three bedrooms
- Impressive living room through to the dining area
- Ground floor WC
- First floor family shower room
- Kitchen overlooking the rear garden
- Door directly into garage from the rear garden
- Gas fired central heating and double glazed
- Front and rear gardens





A FANTASTIC OPPORTUNITY TO PURCHASE A LOVELY THREE BEDROOMED HOME IN A WONDERFUL LOCATION IN BARTON ON SEA.

Accommodation: Front door opens into the inner hallway with door leading to the ground floor WC and door leading into the spacious lounge area to the front which flows into the separate dining area with double doors opening to the rear garden. The fitted kitchen has a built-in gas hob and double oven with space for washing machine and dishwasher. The gas boiler is also located in the kitchen neatly tucked in a cupboard and has a window overlooking the rear garden. On the first floor you have three bedrooms with bedroom one having a comprehensive range of fitted wardrobes and bedroom two also having built in cupboards. The airing cupboard is on the landing with loft hatch above, and door to the shower room which has a large double walk-in shower and window to the front.

Outside: The front garden has lawned area with an array of flowers and shrubs. The rear garden is laid to lawn with mature flower and shrub borders with a pleasant, decked seating area. You also have the benefits of a door from your garden directly into the garage with power (measuring 5.10m x 2.57m), with further communal parking areas to the front and rear.

EPC: C, Council tax band: D, Tenure: Freehold

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