



**PETTENGELLS**  
ESTATE AGENTS

22 The Martells, Barton On Sea, Hampshire, BH25 7BG  
Asking Price £345,000

## 22 The Martells, Barton On Sea, Hampshire, BH25 7BG

- 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.

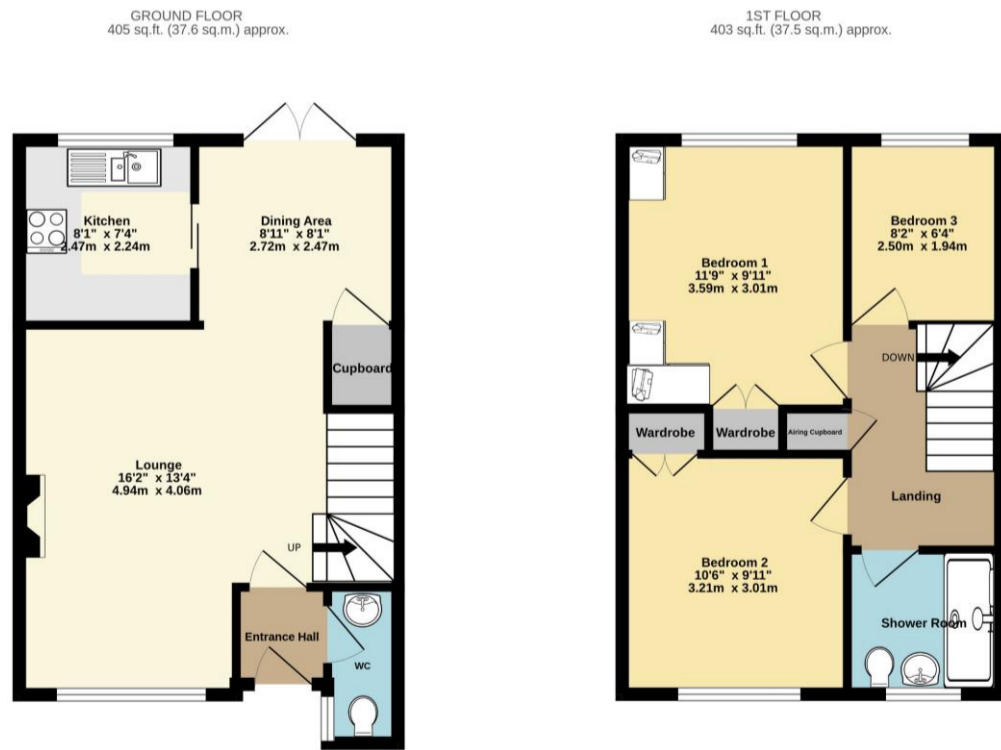
Accommodation: Front door opens into the inner hallway with door leading to the ground floor WC and door leading into the spacious lounge area to the front which flows into the separate dining area with double doors opening to the rear garden. The fitted kitchen has a built-in gas hob and double oven 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 parking to the front and rear.

EPC: C, 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



**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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