



**PETTENGELLS**  
ESTATE AGENTS

26 Wavendon Avenue, Barton On Sea, Hampshire, BH25 7LS  
Asking Price £795,000

26 Wavendon Avenue, Barton On Sea,  
Hampshire, BH25 7LS

- Coming soon...
- Contemporary refurbished & extended bungalow
- Spectacular open plan lounge/dining/kitchen
- Three double bedrooms
- Master bedroom with walk in wardrobe and en suite shower room
- Luxurious bathroom with bath and walk-in shower cubicle
- South facing rear garden
- Alfresco undercover dining area and outside office/hobbies room
- Nearing completion
- Chain free sale
- Separate utility room





COMING SOON ... A STUNNING EXTENDED THREE DOUBLE BEDROOM DETACHED BUNGALOW HAVING UNDERGONE A REFURBISHED PROGRAM, SITUATED ON THE SOUTH SIDE OF THE ROAD.

**Accommodation:** The front door opens into the spacious entrance hallway with tiled mosaic flooring. The master bedroom overlooks the front, has a walk in wardrobe which will be kitted with hanging and shelving, and door leading to the ensuite shower room with walk in double shower, boutique wash hand basin with vanity unit and wall hung WC. Bedroom two has twin window also overlooking the front with bedroom three to the side. The luxurious main bathroom has a double walk in shower, a freestanding bath and wash hand basin with drawers below, with a wall hung toilet. Modern double door open into the bright and incredible spacious room with bi-fold doors expanding the width of the room and is the social hub of the house. The lounge area has windows to the side with acoustic panelling which flows into the dining area and in turn into the well appointed kitchen, with built in fridge freezer, dishwasher, oven, microwave and induction hob. The central island is a wonderful feature of this impressive room and has seating for several people. There is a further door into the utility room with sink and room for the washing machine and window to the side.

**Outside:** The front offers off road parking for multiple vehicles with gate to the side leading to the undercover seating area and office to the rear. The south facing rear garden is laid to lawn with mature flower and shrub borders, with a beautiful raised patio area expanding the width of the bungalow.

Council tax band: D, Tenure; Freehold

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Made with MyPlan 1/2020

**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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