



PETTENGELLS
ESTATE AGENTS

17 Vectis Road, Barton On Sea, Hampshire, BH25 7QF
Asking Price £675,000

17 Vectis Road, Barton On Sea, Hampshire,
BH25 7QF

- Fabulous bungalow in lovely road
- Stunning south facing garden
- Bright living room
- Dining room
- Kitchen
- Driveway & garage
- Three bedrooms
- Two first floor, one ground floor
- Two bathrooms
- Close to sea front





SPLENDID AND SPACIOUS THREE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM DETACHED BUNGALOW, QUIET CUL DE SAC LOCATION CLOSE TO SEA FRONT. ALL ROOMS DOWNSTAIRS OTHER THAN ONE BEDROOM WITH ENSUITE UPSTAIRS.

Accommodation: There is a porch and then a spacious entrance hall. This has good storage and a staircase to the first floor and then leads into the superb triple aspect living room which opens out to the garden and then leads to the dining room which has an attractive feature fireplace. There is a kitchen and two double bedrooms and a shower room. Upstairs there is a third bedroom with an ensuite bathroom.

Outside: To the front there a driveway with space to turn, there are also some shrubs. The rear garden enjoys an approx southerly aspect and comprises a secluded lawned area with hedge and shrub borders. There is a paved patio adjoining the property and a summer house. The garage (with power) measures 5.3m x 2.4m (17'4" x 7'9").

Council tax band: D, Tenure: Freehold

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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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