



PETTENGELLS
ESTATE AGENTS

8a Spindlewood Close, Barton On Sea, Hampshire, BH25 7EW
Asking Price £750,000

8a Spindlewood Close, Barton On Sea, Hampshire, BH25 7EW

- Modern residence in great location
- Lovely gardens
- Impressive kitchen
- Superb living room
- Ground floor bedroom & ensuite
- Three first floor bedrooms
- Two upstairs bathrooms
- Long driveway
- Integral garage
- Under floor heating upstairs, radiators upstairs





STUNNING AND SPACIOUS FOUR BEDROOM CHALET STYLE BUNGALOW, SITUATED IN A VERY PLEASANT LOCATION, BEING A CUL-DE-SAC BUT CONVENIENTLY CLOSE TO SHOPS AND AMENITIES.

Accommodation: There is an impressive entrance hall which leads into the superb double aspect living/dining room, which opens out to the rear garden. There is a well-appointed kitchen/breakfast room with breakfast bar and integrated appliances comprising hob, hood, double oven, fridge and dishwasher. Usefully, there is a downstairs cloakroom and this wonderful home has the great benefit of a spacious ground floor bedroom with dressing area incorporating built-in wardrobes, leading to an en-suite shower room. Upstairs the landing leads to three double bedrooms. All of these have fitted wardrobes and bedroom one has an en-suite shower room. There is then a family bathroom as well. All three bathrooms in this home have windows. Interestingly, the landing then accesses the loft room which is fantastic for storage but would also make a great children's den, this does have sloping ceilings and hence very restricted standing height.

Outside: To the front, the house is approached via a long driveway, giving a good off road parking, and this has attractive shrub borders on either side. This leads to the integral garage which has an electric door to the front. To the rear of this is a utility area with hot water tank, gas boiler and space for washing machine and tumble dryer. The rear garden is a lovely feature with attractive lawned area, flower and shrub borders and various paved patio areas.

Council tax band: E, Tenure: Freehold, approx floor area: 1400 sq ft or 1800 sq ft including garage and loft room.

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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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