



PETTENGELLS
ESTATE AGENTS

6 Farm Lane South, Barton on Sea, Hampshire, BH25 7BR
Asking Price £499,950

6 Farm Lane South, Barton on Sea, Hampshire, BH25 7BR

- Appealing detached bungalow
- Two double bedrooms with fitted wardrobes
- Bright living room
- Kitchen/dining room overlooking rear garden
- Bathroom & second WC
- Driveway & garage
- Chain free sale
- Lovely location near Long Meadow
- Managable garden size





WE ARE PLEASED TO OFFER IN A SELECT AREA OF BARTON ON SEA AND AS A 'CHAIN FREE SALE', THIS TWO BEDROOM DETACHED BUNGALOW, SITUATED JUST A SHORT WALK FROM THE LOVELY LONG MEADOW AND THEN BARTON CLIFF TOP.

Accommodation: There is a spacious welcoming entrance hall and then a bright double aspect living room which leads into the kitchen/dining room, overlooking the back garden, this also houses the gas boiler for the central heating. There are two particularly spacious double bedrooms, both with fitted wardrobes and there is a bathroom and then a second WC/cloakroom adjoining.

Outside: The drive gives good off road parking to the front and side and there is a single garage (15'3 x 8'8"). The rear garden is of 'easy to maintain' proportions. There is a courtyard paved area and then a raised shrub border.

EPC: C, Council tax band: D, Tenure: Freehold, Approx floor area: 872 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan (2006)

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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