



PETTENGELLS
ESTATE AGENTS

7a Barton Lane, Barton On Sea, Hampshire, BH25 7PQ
Asking Price £350,000

7a Barton Lane, Barton On Sea, Hampshire, BH25 7PQ

- Coming soon... (internal pictures to follow)
- Two bedroom bungalow
- Semi-detached
- Needs modernising
- Great location near seafront
- South facing garden
- Garage
- Living room
- Kitchen
- Bathroom
- Gas central heating and double glazing



COMING SOON ... AS A 'CHAIN FREE' SALE, THIS INDIVIDUAL TWO BEDROOM SEMI DETACHED BUNGALOW. THE PROPERTY IS IN A LOVELY LOCATION AND WOULD BENEFIT FROM IMPROVEMENT/MODERNISATION BUT DOES OFFER FANTASTIC POTENTIAL.

Accommodation: The entrance hall leads into a living room which in turn then has doors to a lean-to sunroom. Off the living room is a second reception room. The kitchen overlooks the front garden. There are two double bedrooms, a bathroom and a separate cloakroom/WC.

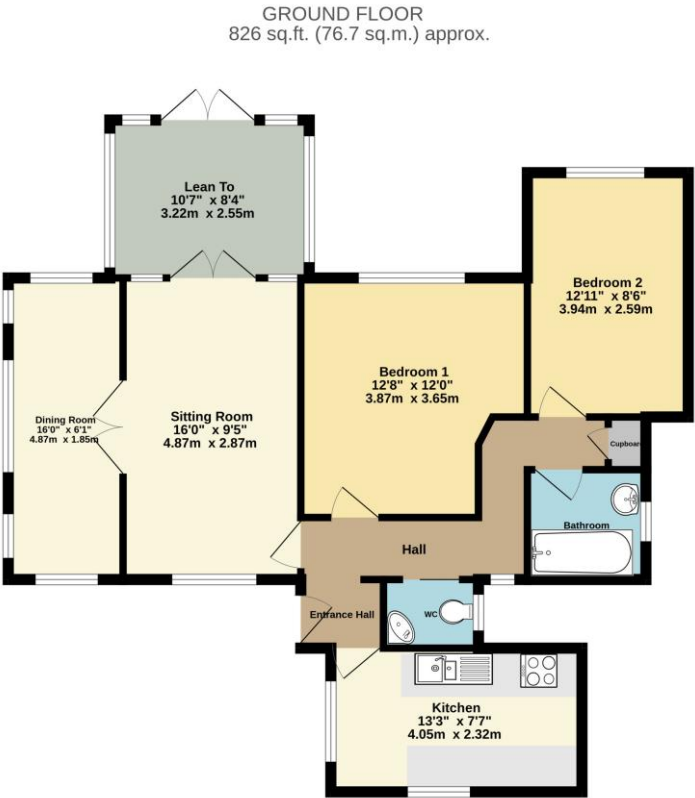
Outside: To the front, the drive gives off-road parking and there is a lean-to garage. There is a small area of lawned front garden. The rear garden has an approx southerly aspect and comprises lawn, also enjoys good privacy and there is also some paving.

Council tax band: D, EPC: D, Tenure: Freehold

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

PETTENGELLS

ESTATE AGENTS



TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, windows, doors 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 Metaphor (2024)

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.

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

PETTENGELLS

ESTATE AGENTS