



PETTENGELLS
ESTATE AGENTS

Sea Sound, 63 Western Avenue, Barton On Sea, New Milton, Hampshire, BH25 7QB
Asking Price £650,000

Sea Sound, 63 Western Avenue, Barton On Sea, New Milton, Hampshire, BH25 7QB

- Fabulous spacious character bungalow
- Close to sea front
- Private gardens
- Drive & large garage
- Three double bedrooms
- Two shower rooms
- Large living/ dining room
- Garden/family room
- Kitchen and breakfast room
- Great future potential





WE ARE DELIGHTED TO OFFER THIS SPACIOUS CHARACTER THREE-BEDROOM BUNGALOW, SITUATED JUST A STONE'S THROW FROM THE SEAFRONT, HENCE ITS NAME SEA SOUND!

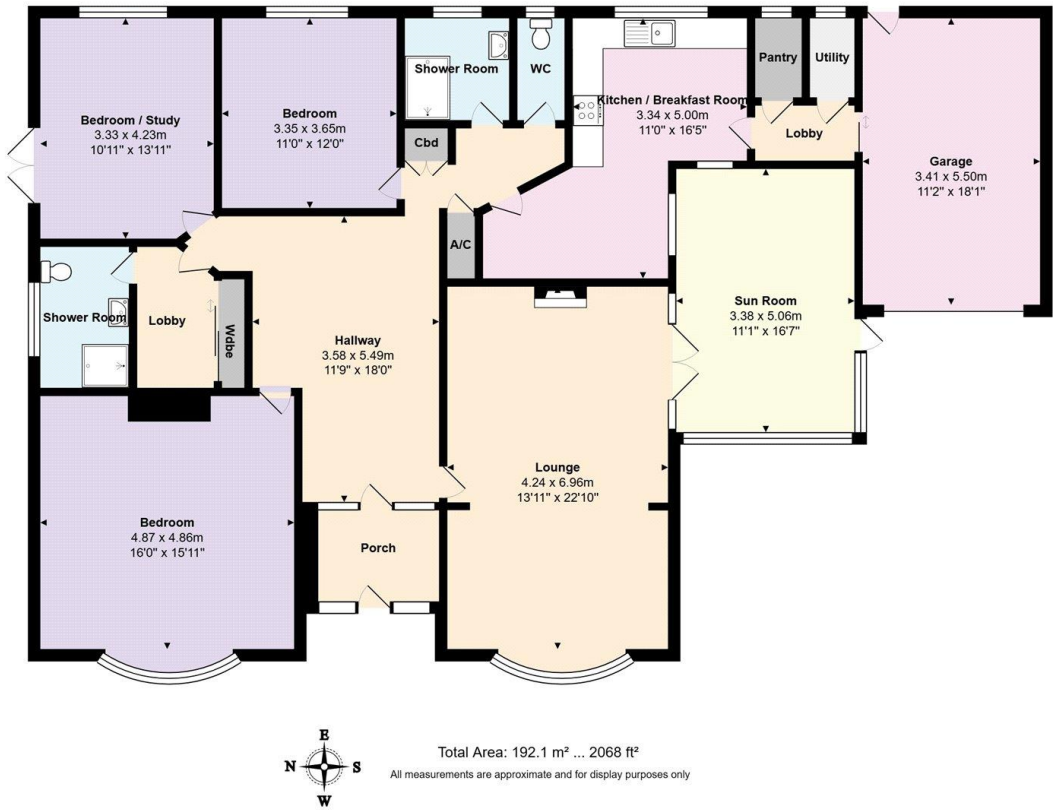
Accommodation: The front door leads to a porch. There is then the most impressive reception hall, this also has a hatch to the large loft space which offers great future potential. There is an impressive living/dining room with feature semi-circular bay window to front, and this opens to the garden/family room. There is a kitchen with adjoining breakfast room, this also houses the gas boiler for the central heating. Then a rear lobby which has a very useful larder cupboard as well as a utility room and then an integral door to the garage. There are three double bedrooms, one of these is particularly generous and also has lovely semi-circular bay window. There are two shower rooms.

Outside: Sea Sound sits on a wide corner plot with lovely secluded gardens to all four sides. Mainly lawned areas with a variety of flower, shrub and hedge borders. The drive gives good off-road parking and leads to the garage (5.6m x 3.6m), which has an electric door, and there is also a garden shed.

EPC: D, Council tax band: E, 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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