



PETTENGELLS
ESTATE AGENTS

22 Barton Drive, Barton On Sea, Hampshire, BH25 7JJ
Offers Over £600,000

22 Barton Drive, Barton On Sea, Hampshire,
BH25 7JJ

- Extended three double bedroom detached bungalow
- Well appointed kitchen/breakfast room
- Impressive 26' living/dining room
- Conservatory
- Master bedroom with dressing room
- Main family bathroom with free standing bath and separate shower
- Further separate second WC
- Garden room/home office with power & workshop with power
- Gas fired central heating and double glazed
- Solar panels with 6.5KW storage battery





WELL PRESENTED THREE DOUBLE BEDROOM DETACHED BUNGALOW WITH 26' LIVING/DINING ROOM AND CONSERVATORY, SITUATED IN A LOVELY ROAD, WALKING DISTANCE TO THE SEAFRONT.

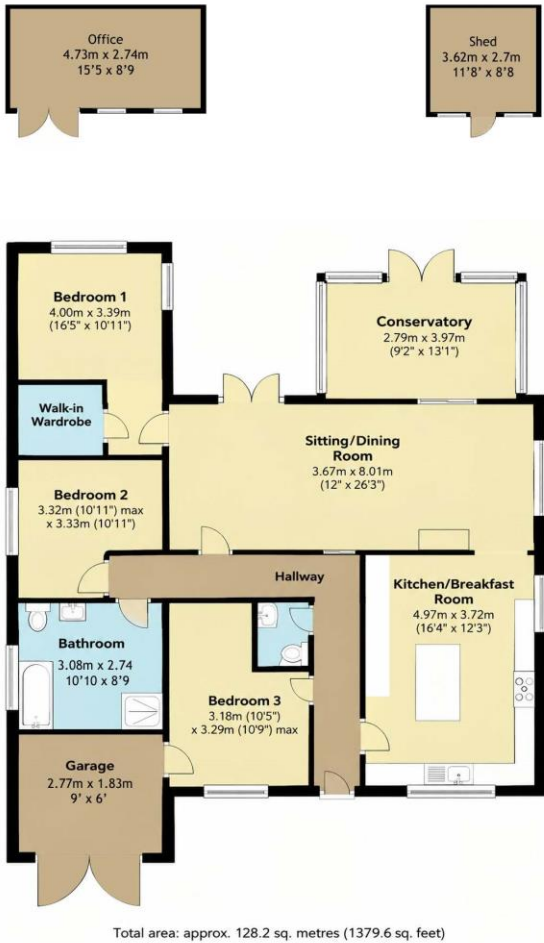
Accommodation: The front door opens into the entrance hall with door leading to the impressive kitchen/breakfast room with built in gas hob and extractor and oven, microwave and dishwasher, plus full height fridge and freezer. The 26' living/dining room is at the rear with electric fire and double doors to the garden and further doors leading into the conservatory. The master bedroom has a walk in wardrobe, which could potentially become an ensuite if required. Both bedroom two and three and good sized doubles, with a main family bathroom with freestanding bath and separate shower. There is a separate second WC with wash hand basin.

Outside: The attractive rear garden is approximately southwesterly facing and has steps leading to the workshop with power (3.6m x 2.7m). Then an area of lawned garden where the home office/hobbies room (4.7m x 2.7m) is located again with power. There is a lovely private patio from the lounge and further raised beds. The storeroom to the front also (part of the original garage) houses the solar power 8kw battery and convertor. The landscaped front garden giving off road parking with EV charging point.

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

PETTENGELLS
ESTATE AGENTS

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



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.

PETTENGELLS
ESTATE AGENTS

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