

PETTENGELLS
ESTATE AGENTS

28 Three Acre Drive, Barton On Sea, Hampshire, BH25 7LQ

Offers Over £450,000

28 Three Acre Drive, Barton On Sea, Hampshire, BH25 7LQ

- Lovely detached bungalow
- Pleasant location
- Kitchen overlooking rear garden
- Two double bedrooms
- Pleasant gardens
- Conservatory
- 26' Garage
- Living room
- Shower room plus second WC















IMPRESSIVE DETACHED BUNGALOW CONVENIENTLY SITUATED MIDWAY BETWEEN NEW MILTON TOWN AND BARTON SEA FRONT

Accommodation: The porch leads into the entrance hallway, there is then a lovely bright living room with feature fireplace. The kitchen/breakfast room overlooks the rear garden. There are two bedrooms and bedroom one has fitted wardrobes incorporating an ensuite powder room. Bedroom two opens to the conservatory and there is a shower room.

Outside: The bungalow sits on a good sized corner plot with open plan lawned areas to the front and side. The driveway which is in fact off Parkland Drive leads to the large garage measuring 8m x 2.73m and there is an electric door to front. This adjoins the attractive rear garden which has mainly lawned and paved areas.

EPC: D, COUNCIL TAX BAND: D, TENURE: FREEHOLD

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

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GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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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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