

PETTENGELLS
ESTATE AGENTS

11 Newton Road, Barton On Sea, Hampshire, BH25 7AS
Asking Price £439,000

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- Two bedroom detached bungalow
- Sought after road
- Driveway, 6m garage and gardens
- Living room
- Kitchen
- Bathroom
- Potential to modernise or add upstairs rooms
- Chain free sale
- Walking distance to town centre
- Walking distance to seafront as well













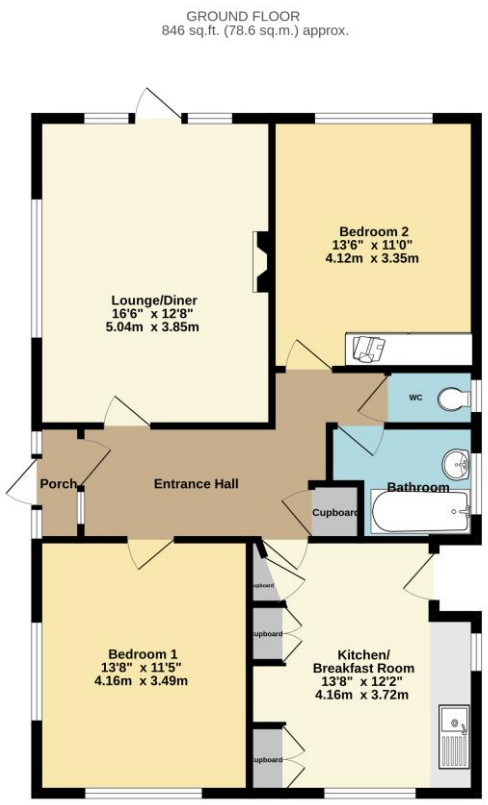
GREAT OPPORTUNITY TO PURCHASE A TWO BEDROOM DETACHED BUNGALOW IN ONE OF BARTON'S PREMIER ROADS, OFFERED 'CHAIN FREE', AND WITH POTENTIAL TO MODERNISE, AND/OR CARRY OUT LOFT CONVERSION. BETWIXT SHOPS AND SEA FRONT!
Accommodation: There is a porch, then a welcoming entrance hall. The bright living room has a pleasant outlook over the rear garden. There is a kitchen with door to the side, two double bedrooms, and then a bathroom and separate cloakroom.

Outside: To the front of the bungalow is a pleasant lawned area of garden and adjoining this the driveway leads via gates to the garage (6m x 2.58m), power supplied. There is an area of west facing rear garden comprising lawn and borders and hard standing.

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

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

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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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