PETTENGELLS
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18 Barton Croft, Barton On Sea, Hampshire, BH25 7BT
Asking Price £525,000

18 Barton Croft, Barton On Sea, Hampshire, BH25 7BT

- Large bungalow in good location
- Chain free sale
- Great potential to modernise
- Three bedrooms with fitted wardrobes
- Living room
- Second reception room ie dining room
- Kitchen
- Bathroom
- Large garage (17' x 10')
- Pleasant gardens

SPACIOUS BUNGALOW, PRIME LOCATION, NEEDS MODERNISING, GREAT POTENTIAL, CHAIN FREE SALE.

Accommodation: There is a porch then entrance hall, this leads into the living room which overlooks the rear garden. There is then a second reception room i.e. dining room and this again opens out to the rear. There is then the kitchen which also houses the gas boiler for the central heating and then a side porch. There are three double bedrooms all with fitted wardrobes. There is then a bathroom with separate shower and a cloakroom/WC.

Outside: To the front of the bungalow is a lovely area of garden, adjoining this the drive gives off road parking and leads to the integral garage measuring 5.4m x 3m. This is a practical size i.e. for a modern car which a lot of garages are not, has power supplied and a door to the rear garden which has a mainly lawned area plus patio adjoining the bungalow. There are also shrubs and a shed.

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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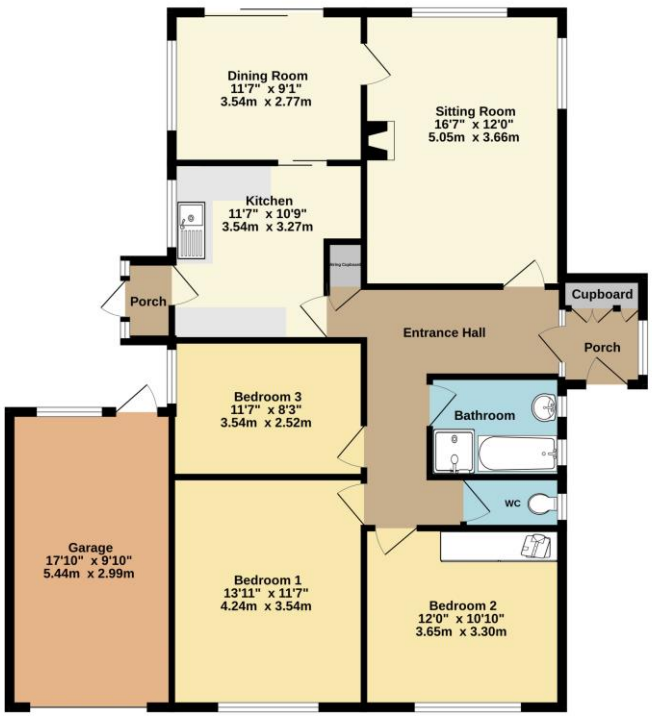
GROUND FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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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