

PETTENGELLS
ESTATE AGENTS

7 Prestwood Close, Barton On Sea, Hampshire, BH25 7LF

Asking Price £475,000

7 Prestwood Close, Barton On Sea, Hampshire, BH25 7LF

- Impressive detached bungalow
- Driveway and garage
- Lovely garden
- Living room & dining room
- Two bedrooms, with fitted wardrobes
- Bathroom and cloakroom/second WC
- Walking distance to shops
- Modern electric heating (radiators)
- Owned by same family since new
- Superb conservatory

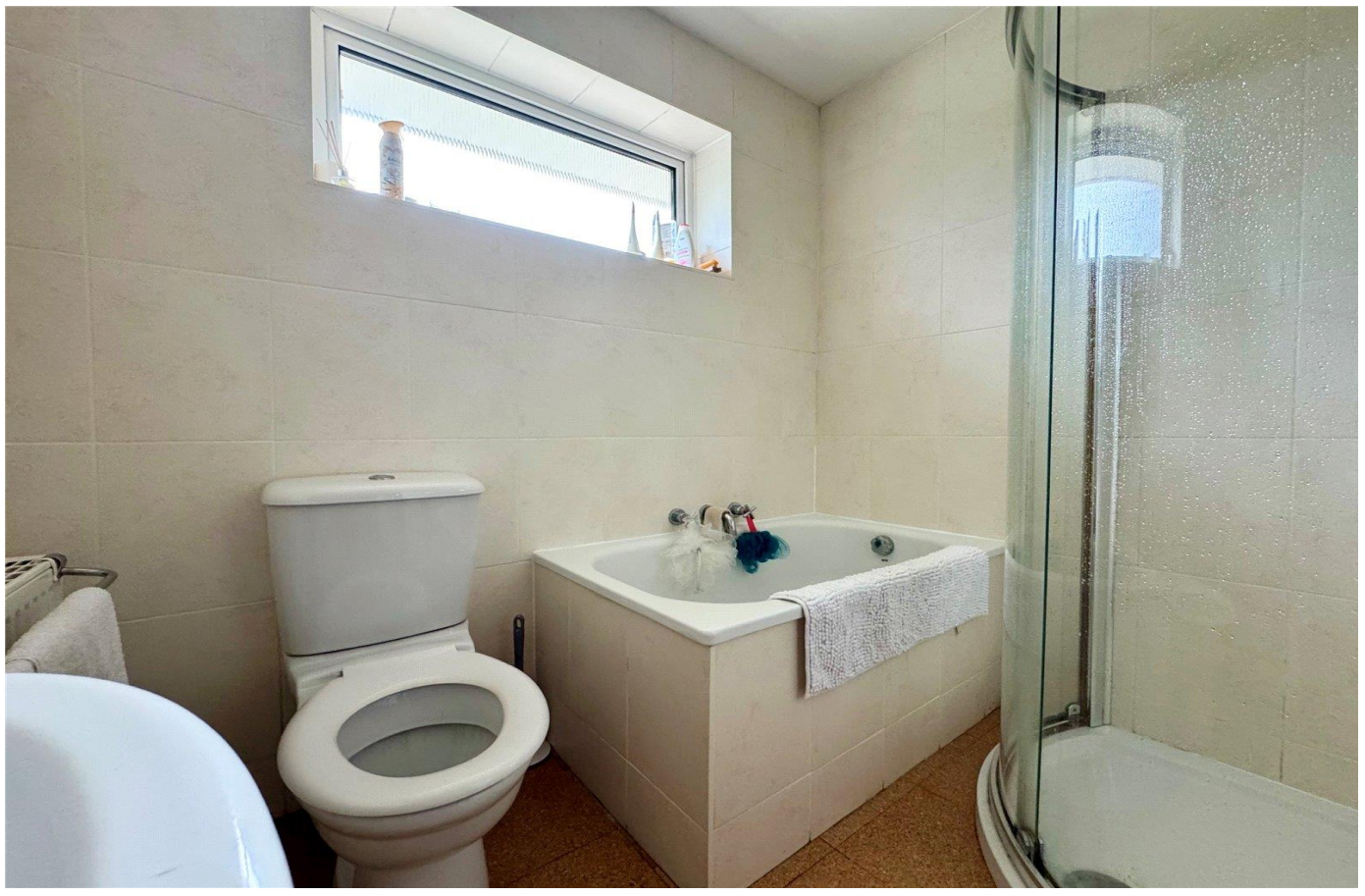












WE ARE PLEASED TO OFFER THIS APPEALING TWO-BEDROOM DETACHED BUNGALOW. CONVENIANT WALKING DISTANCE OF SHOPS AND AMENITIES. THE PROPERTY HAS BEEN OWNED BY THE SAME FAMILY SINCE IT WAS NEW CIRCA 1966.

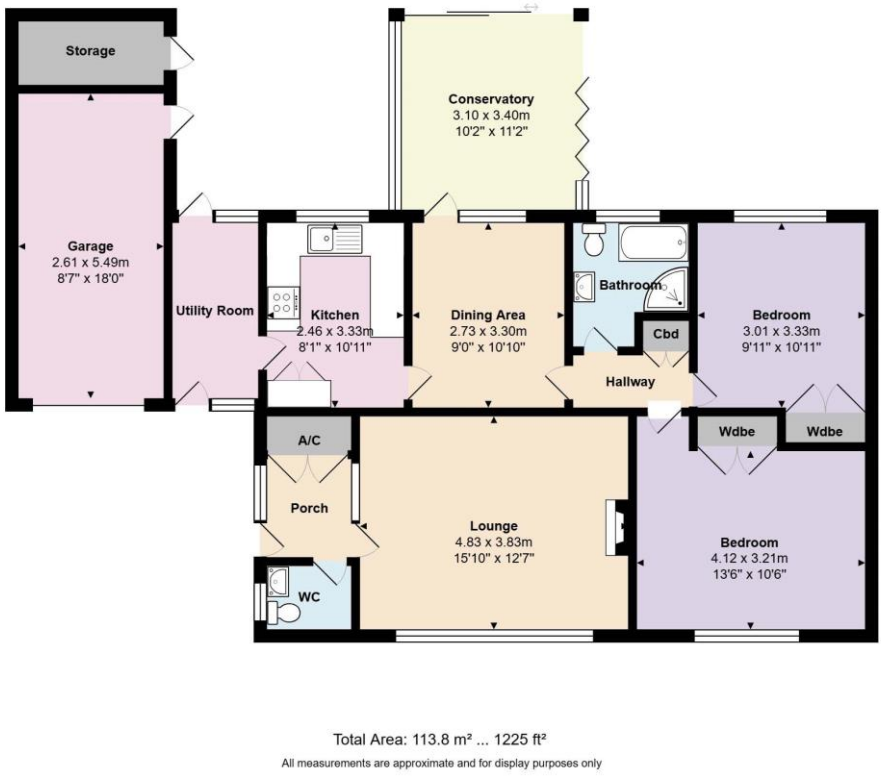
Accommodation: There is an entrance hall with cloakroom/WC. There is a bright lounge leading into a dining room and then in turn a conservatory overlooking the rear garden. The kitchen has a back door to a useful lobby/side porch. There is in a hall accessing the two bedrooms which both have wardrobes and there is a bathroom. Electric boilers in hall for hot water and in kitchen for heating.

Outside: There is an area of mainly lawned front garden and adjoining this is the driveway giving off road parking and leading to the garage which measures 5.4m x 2.7m and has power supplied. The rear garden is a lovely feature with lawned and paved areas. There is a summer house and behind the garage a shed.

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

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Total Area: 113.8 m² ... 1225 ft²

All measurements are approximate and for display purposes only





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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