

PETTENGELLS
ESTATE AGENTS

13 Heathy Close, Barton On Sea, Hampshire, BH25 7JP
Guide Price £850,000

13 Heathy Close, Barton On Sea, Hampshire, BH25 7JP

- Supremely spacious and impressive bungalow
- Four double bedrooms
- Quality ensuite & bathroom
- Well appointed kitchen/dining room
- Living room with bi-fold doors to
- South west facing garden
- Garage, driveway and EV charge point
- Lovely Cul De Sac location
- Underfloor central heating with air source heat pump
- Chain free sale













A TRULY EXCEPTIONAL SINGLE STOREY RESIDENCE, SITUATED IN A QUIET CUL DE SAC, BETWIXT BARTON BEACH AND NEW MILTON TOWN. THIS BUNGALOW IS OFFERED CHAIN FREE AND HAS BENEFITS INCLUDING A SPACIOUS KITCHEN/DINING ROOM, LOUNGE WITH BI-FOLDS OPENING TO THE SOUTH WEST FACING GARDEN, FOUR DOUBLE BEDROOMS AND TWO BATHROOMS. SUPERB 10.3m x 3.9m GARDEN STUDIO.

Accommodation: The entrance hall leads into a lovely living room with bi-fold doors opening to the garden. There is then an impressive kitchen/dining room and then separate utility room. Unusually for a bungalow this property offers four double bedrooms with bedroom one opening to the side garden and having the benefit of an ensuite shower room and walk in wardrobe. There is then a family bathroom.

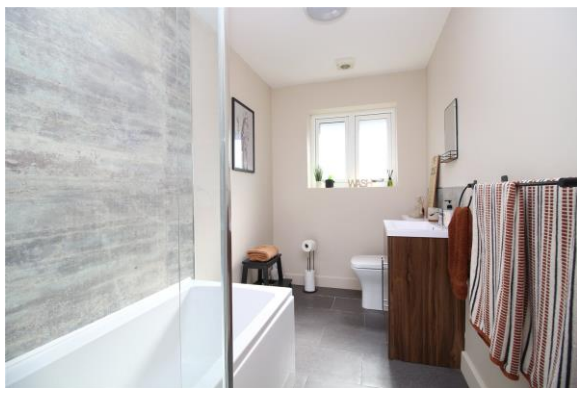
Outside: To the front of the bungalow there is an extensive paved area giving lots of off road parking and also leading to the single garage which does have electric front door and there is an EV charge point. The rear garden enjoys a south westerly aspect and is laid out for ease of maintenance with an artificial lawn and lovely large paved area. Either side are shrub borders. There is a superb large summer house (33' x 12') towards the bottom of the garden which could have many potential uses. Currently it is a games/hobby room and does have a cloak room/WC and integral shed/store on the side.

EPC: C, Tenure: Freehold

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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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