



PETTENGELLS
ESTATE AGENTS

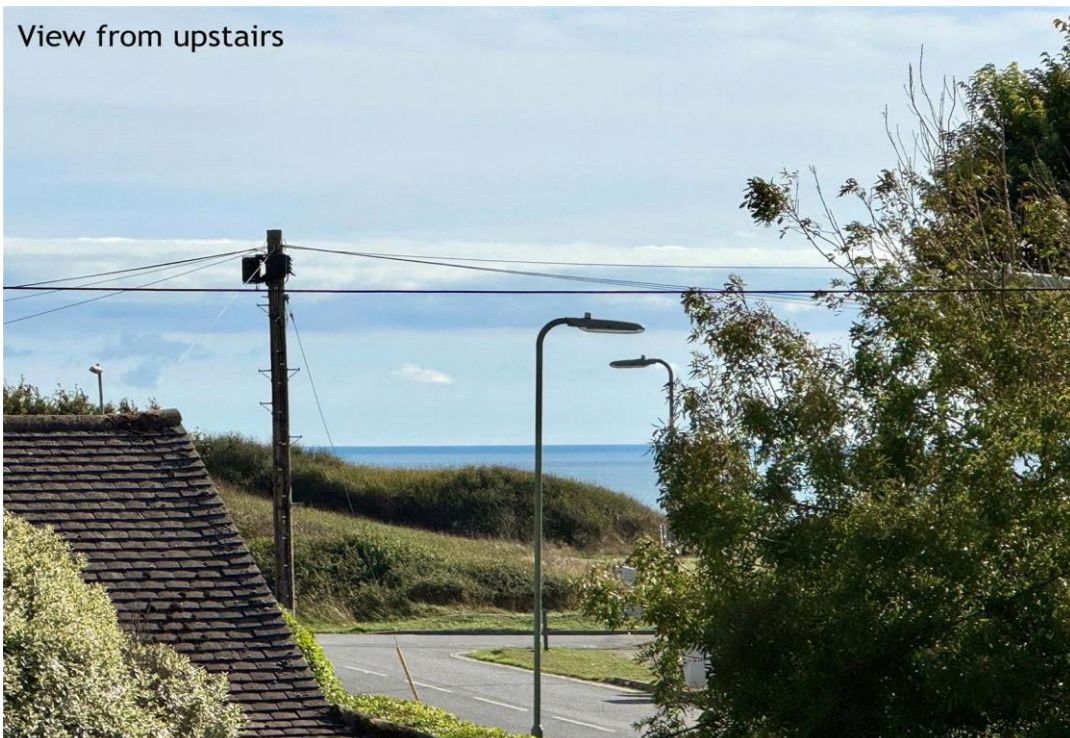
16 Powers Court Road, Barton On Sea, Hampshire, BH25 7PD
Asking Price £635,000

16 Powers Court Road, Barton On Sea,
Hampshire, BH25 7PD

- Coming soon, internal pictures to follow
- Detached bungalow offered chain free
- Close to seafront
- Driveway and large garage
- Private rear garden
- Living room & family room
- Kitchen
- Two ground floor bedrooms
- Ground floor shower room
- First floor bedroom and ensuite



View from upstairs





COMING SOON, WE ARE DELIGHTED TO OFFER AS A 'CHAIN FREE', SALE THIS THREE-BEDROOM CHARACTER BUNGALOW, CONVENIENTLY SITUATED CLOSE TO THE SEAFRONT.

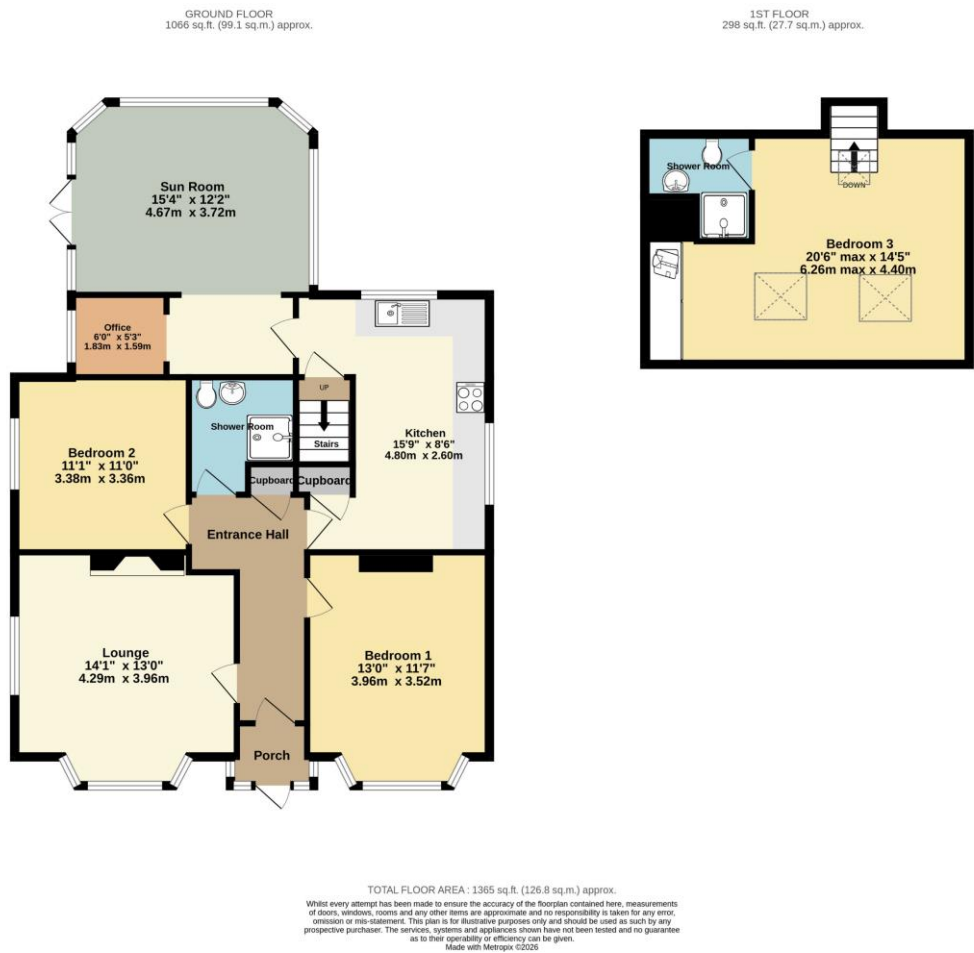
Accommodation: The entrance hall leads into a living room with feature fireplace. The kitchen then has a door to the family/garden room and off this there is a small study. There then two bedrooms and a shower room. A staircase leads up to the third bedroom, which in fact has sea glimpses in the distance and an en suite shower room.

Outside: This is a lovely corner plot with the main front garden opening to Powers Court Road. There is then a courtyard style garden along the side where there is also a pedestrian gate and the lovely secluded rear garden has lawned areas, greenhouse, paving and shrubs. Adjoining this, the driveway off Western Avenue gives off for a parking and leads to the large detached garage.

EPC: D, Council tax band: E, 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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