



**Silverdale,
Barton On Sea, Hampshire, BH25 7BD**



BUNGALOW BETWIXT TOWN AND SEA!
We are pleased to offer a chain free sale, this two bedroom 'mid' freehold bungalow which has garage and gardens, a fairly modern kitchen and a conservatory.

Price....£350,000

- **Quiet Location**
 - **Freehold Bungalow**
 - **Chain Free Sale**
 - **Garage in a Block**
- **Gardens**
 - **Conservatory**
 - **Kitchen**
 - **Shower Room**

ENTRANCE HALL: Radiator, hatch to loft space, airing cupboard.

LIVING/DINING ROOM: 16'5" x 11'2" (5.00m x 3.40m) Window to front, radiator.

KITCHEN: 11' x 8' (3.35m x 2.44m) Fairly modern range of base cupboard and drawer units with work surfaces over and further wall mounted cupboards. Space for fridge, radiator, integrated oven, hob and hood, and space for washing machine. Window to rear, sink unit, door to:

PORCH: This leads outside and also leads to the:

CONSERVATORY: 12' x 9' (3.66m x 2.74m) This overlooks the rear garden and has radiator and power.

BEDROOM ONE: 13' x 11'4" (3.96m x 3.45m) Window to conservatory, radiator, built in wardrobe.

BEDROOM TWO: 9' x 7'4" (2.74m x 2.24m) Window, radiator.

SHOWER ROOM: WC, wash hand basin, shower, radiator.

OUTSIDE: There is a GARAGE in a block.

FRONT: There is a small area of front garden.

REAR: This is also laid out for 'ease of maintenance' currently without lawn but there are some shrubs, a shed and a gate affords rear access and leads to the garage.

TOTAL APPROX FLOOR AREA: 678 sq ft (63 sq m)

COUNCIL TAX BAND: C

DIRECTIONS: From our office bear right into Old Milton Road and immediately right at the traffic lights into Station Road proceed to the roundabout and turn right into Lymington Road, take the second left into Becton Lane and then the sixth left into Silverdale.

IMPORTANT: 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. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.

