



PETTENGELLS
ESTATE AGENTS

18 Bramshaw Way, Barton On Sea, New Milton, Hampshire, BH25 7ST
Asking Price £235,000

18 Bramshaw Way, Barton On Sea, New Milton,
Hampshire, BH25 7ST

- Impressive first and second floor maisonette
- Living/Dining Room
- Modern Kitchen
- Two Double Bedrooms
- Bathroom/WC
- Shower Room/WC
- Electric Heating
- Garage
- Garden
- Close to Chewton Glen Hotel





SUPERB MAISONETTE WITH EXTENDED LEASE, A GARAGE AND PRIVATE GARDEN, OFFERED AS A 'CHAIN FREE' SALE.

Accommodation: On the ground floor is a communal door with entry phone system. The staircase leads to the first floor, where it's just this and one other flat. This flat's front door opens to an entrance hall which in turn leads to a bright living/dining room and then in turn the kitchen. On this floor is also bedroom number two and the lovely bathroom. A staircase that leads to the upper floor where the landing leads to a large main bedroom and opposite this a shower room.

Outside: There is a garage close by (5.2m x 2.51m). In front of the flat is casual parking. To the rear this property does have the benefit of its own area of enclosed garden shown in picture 5.

Council tax band: B, **Tenure:** Leasehold 152 years remaining until 2178, **Ground rent** £150 per annum, **Maintenance** 'as and when', **Building insurance** £345 per annum. **Approx floor area** 750 sq ft



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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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