



**PETTENGELLS**  
ESTATE AGENTS

33 Bouverie Close, Barton On Sea, Hampshire, BH25 7HB  
Asking Price £199,950

33 Bouverie Close, Barton On Sea, Hampshire,  
BH25 7HB

- Two double bedrooms
- Garage
- Pleasant location
- Chain free sale
- Two reception rooms
- Own private entrance ie not communal
- Utility Room
- Outside store room
- Gas fired central heating & double glazing
- Amenities and shops closeby





**APPEALING APARTMENT IN PLEASANT LOCATION**

We are pleased to offer this bright and airy two double bedroom ground floor apartment in a pleasant location with features including your own personal entrance, outside store room, separate utility room and a garage in a block.

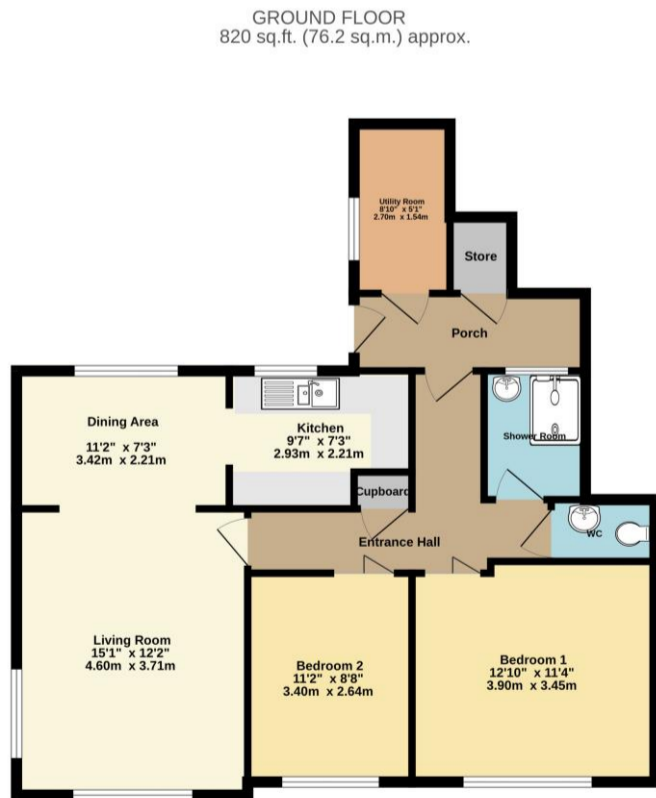
**Accommodation:** Your own private front door opens into a large covered entrance with a door to the utility room with the gas fired central heating boiler and a door to the store room. A further door leads into the inner hall with doors leading to the two double bedrooms both with fitted wardrobes. There is a nicely fitted shower room and a separate WC with wash hand basin. The bright and airy living room has triple aspect windows and leads into the dining area and in turn into the well appointed kitchen.

**Outside:** There are pleasant areas of communal gardens to the front and rear of the apartment. A garage (recently re-built) is located in a block close to the property. Communal drying area.

**EPC:** C, **Council tax band:** B, **Tenure:** Leasehold, please note there are approx 55 years remaining, although of course potential to extend this in due course. Last annual ground rent and maintenance charges £830 & £50, no pets allowed.

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 820 sq.ft. (76.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MyHomeplan 12/22

**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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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