



PETTENGELLS
ESTATE AGENTS

15 Barton Chase, First Marine Avenue, Barton On Sea, Hampshire, BH25 7TQ
Asking Price £925,000

15 Barton Chase, First Marine Avenue, Barton On Sea, Hampshire, BH25 7TQ

- Seafront penthouse
- Unrivalled sea and Island views
- Three bedrooms
- Three Bathrooms
- Chain free sale
- Spacious roof terrace/garden with 360 degree views
- Large garage with electric door
- Lift opens directly into flat
- Share of freehold
- Well appointed kitchen





STUNNING SEAFRONT PENTHOUSE WITH UNRIVALLED PANORAMIC VISTA

This fourth floor penthouse has three balconies plus a large roof garden to enjoy the truly spectacular sea and Island views. There is spacious accommodation with three bedrooms, three bathrooms and a well appointed kitchen.

Accommodation: An entry phone on the ground floor gives access to this building, a staircase then rises all the way to the top floor or the lift has a special key opening directly into this flat. There is an entrance hall with a staircase to the roof terrace and double doors to the living/dining room. This is large and has splendid sea and Island views and accesses two balconies. There is then a well appointed kitchen/breakfast room which has an easterly sea view. Bedroom one has fitted wardrobes as well as an ensuite and accesses two balconies. There are two further bedrooms although bedroom three is currently laid out as a study, bedroom two has an ensuite shower room and there is a main bathroom.

Outside: There is an extra wide garage (17'7" x 11'7") and adjoining this there is an area of communal lawned garden. A staircase from this flat's main hallway leads up to an electric door which opens to the large roof terrace which is the highest vantage point in Barton On Sea and therefore has the best possible sea and island views! There are three balconies.

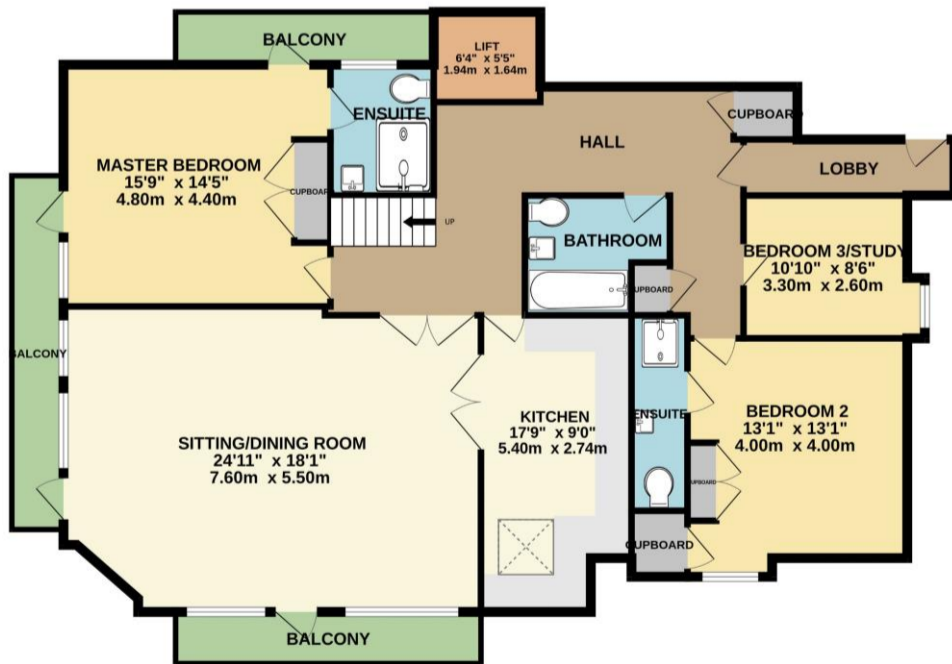
Council tax band: G, Tenure: Share of freehold (balance of 999 year lease), Last annual maintenance £2340, No Pets

Flood risk: Very low, Broadband speed: basic/fast, 7/72 Mbps.

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

1567 sq.ft. (145.6 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq.ft. (145.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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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. The flood risk is deemed as 'very low' unless stated otherwise. 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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