



PETTENGELLS
ESTATE AGENTS

44a Marine Drive East, Barton On Sea, Hampshire, BH25 7DX
Asking Price £475,000

44a Marine Drive East, Barton On Sea,
Hampshire, BH25 7DX

- Spacious sea front apartment offered chain free
- Share of freehold, south facing patio
- Fabulous panoramic sea and Island views
- Well appointed kitchen
- Large living/dining room
- Bedroom one has ensuite & walk in wardrobe
- Bedroom two with fitted wardrobe
- Main bathroom
- Own front door
- Garage with power





OFFERED AS A 'CHAIN FREE' SALE, THIS SPACIOUS LUXURY TWO BEDROOM GROUND FLOOR FLAT ENJOYS DELIGHTFUL SEA AND ISLAND VIEWS AND HAS FEATURES INCLUDING A GARAGE (WITH POWER), PRIVATE FRONT DOOR (I.E NOT COMMUNAL ENTRANCE), SOUTH FACING PATIO, SHARE OF FREEHOLD, WELL APPOINTED KITCHEN, AND A LARGE MAIN BEDROOM WITH WALK-IN WARDROBE AND EN SUITE.

Accommodation: This apartment has a benefit of its own front door, i.e. not a communal entrance, and this opens to a hallway. There is a superb living/dining room with panoramic views towards the Isle of Wight one way, right the way over to the Purbecks the other. There is a very well-appointed kitchen with integrated appliances. Separate utility room. Bedroom one has the benefit of a lovely ensuite shower room as well as a walk-in wardrobe. There is a good sized second bedroom with fitted wardrobe, opposite this is the main bathroom.

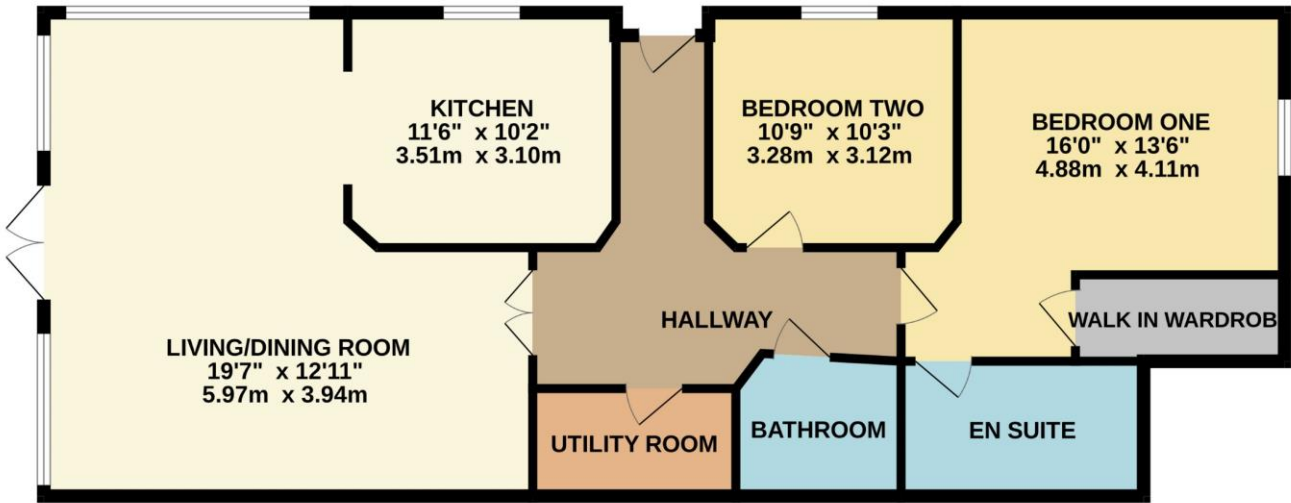
Outside: To the front and rear of the building are communal areas of lawned garden, and within this there is a lovely patio area directly accessed off this flat, from which there are of course delightful sea and Island views. There is a garage to the rear measuring 17' x 8'7 with electric door (the far one).

EPC: C, Council tax band: E, Tenure: Share of freehold (i.e. no ground rent), last annual maintenance £1250 approx.

PETTENGELLS
ESTATE AGENTS

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

GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA: 1005sq.ft. (93.4 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.
Made with Metropix 62025

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.



PETTENGELLS
ESTATE AGENTS

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