



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





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

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

The floor plan shows a house with the following layout and dimensions:

- LIVING/DINING ROOM:** 19'7" x 12'11" (5.97m x 3.94m) - Located on the left side of the plan.
- KITCHEN:** 11'6" x 10'2" (3.51m x 3.10m) - Located at the top left, adjacent to the living/dining room.
- BEDROOM TWO:** 10'9" x 10'3" (3.28m x 3.12m) - Located at the top middle, adjacent to the kitchen.
- BEDROOM ONE:** 16'0" x 13'6" (4.88m x 4.11m) - Located at the top right, the largest bedroom.
- HALLWAY:** Centrally located, connecting the living/dining room, kitchen, and bedrooms.
- UTILITY ROOM:** Located at the bottom left, adjacent to the living/dining room.
- BATHROOM:** Located at the bottom middle, adjacent to the utility room.
- EN SUITE:** Located at the bottom right, adjacent to the bathroom.
- WALK IN WARDROBE:** Located on the right side, adjacent to Bedroom One.

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.

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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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