



**PETTENGELLS**  
ESTATE AGENTS

8 High Marryats, Grove Road, Barton On Sea, Hampshire, BH25 7DW  
Asking Price £165,000

## 8 High Marryats, Grove Road, Barton On Sea, Hampshire, BH25 7DW

- 99 Year lease from 1964
- First floor flat
- Two bedrooms
- Living/Dining Room
- Electric heating & double glazing
- Bathroom
- Weather permitting, Sea/Island glimpses!
- Chain free sale
- Garage
- Cash buyers only







FLAT OFFERED 'CHAIN FREE', ONE ROAD BACK FROM BARTON SEA FRONT, PLEASE NOTE ORIGINAL LEASE, SO CASH BUYERS ONLY

Accommodation: The communal entrance on the ground floor opens to a staircase rising to the first floor where this flat's front door opens to the entrance hall which has a cupboard and then a further door then leads into the main hallway. Double aspect living/dining room that does have weather permitting, sea and island glimpses. There is a kitchen, two double bedrooms, a bathroom and a separate cloakroom/WC.

Outside: There is a parking area adjoining the building and to the rear is a garage and there is also pleasant lawned communal gardens.

EPC: D, Council tax band: C, Tenure: Leasehold, Last annual maintenance £1000, Ground rent £42

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



TOTAL FLOOR AREA: 764 sq.ft. (70.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, 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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**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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