



PETTENGELLS
ESTATE AGENTS

3 Barton House, 2 Marine Drive, Barton On Sea, Hampshire, BH25 7EF
Asking Price £499,950

3 Barton House, 2 Marine Drive, Barton On Sea,
Hampshire, BH25 7EF

- Well presented sea front apartment
- Two double bedrooms
- Ground floor
- Well appointed kitchen
- Wonderful sea views
- Communal garden and patios to front
- Garage
- Share of freehold
- Chain free sale
- Two shower rooms





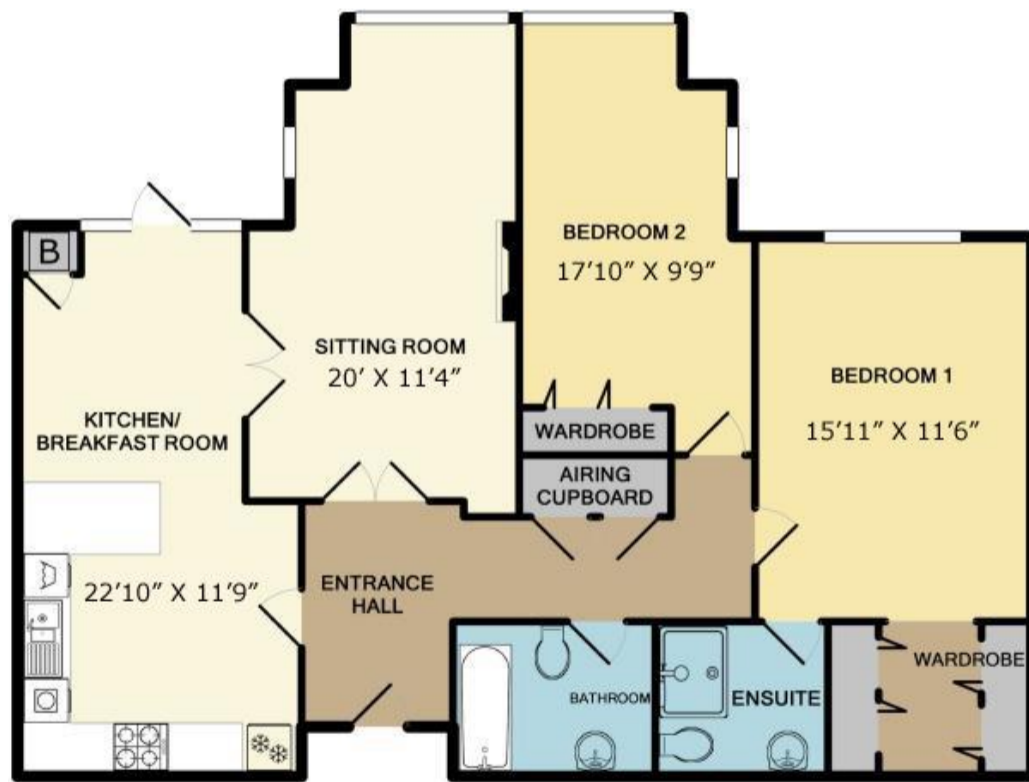
EXQUISITE SPACIOUS GROUND FLOOR FLAT WITH DELIGHTFUL SEA VIEWS, OFFERED CHAIN FREE AND WITH SHARE OF FREEHOLD.
 Accommodation: There is a communal entrance with entry phone system, there is a lift in the building but this flat is on the ground floor and its front door opens to the entrance hallway, this has good storage and leads into the lovely bright living room with sea view. There is then a very well appointed kitchen/dining room which leads outside to the patio and again has a sea view. The kitchen is very well appointed. Bedroom one has a dressing area with built in wardrobes plus an ensuite shower room. Bedroom two is a good size again with fitted wardrobe and like all the principle rooms has a sea view. Opposite this is a main bathroom.

Outside: There are pleasant communal grounds around the building with a lovely south facing lawned area to the front from which there are lovely sea/Island views and this flat does also have two patioed areas immediately adjoining with one of these accessed directly off the dining room. There is a garage in a block measuring 18'1" x 8'9".

EPC: C, Council tax band: F, Tenure: Share of freehold (plus original lease) , Approx floor area: 1119 sq ft, Maintenance charge tbc.



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TOTAL APPROX. FLOOR AREA 1088 SQ.FT. (101.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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