



PETTENGELLS
ESTATE AGENTS

44c Marine Drive East, Barton On Sea, Hampshire, BH25 7DX
Offers Over £400,000

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

- Apatment/single storey residence
- Two double bedrooms both with built in wardrobes
- Gas fired central heating and double glazing
- Garage with electric door
- Private courtyard garden
- Yards from Barton cliff top and sea front
- Chain free sale
- Living Room & Kitchen/breakfast room
- Bathroom & ensuite
- Share of freehold (one quarter)





A CHANCE TO PURCHASE AN IMMACULATE TWO DOUBLE BEDROOM GROUND FLOOR FLAT SITUATED VERY CLOSE TO THE SEA FRONT. Pettengells are pleased to offer as a chain free sale, this delightful two bedroom flat, situated a stones throw from Barton cliff top. This property was built by respected Drews to a high specification in 2007 and has been meticulously maintained. Being presented in first class order with modern bathrooms and fitted kitchen with built in fridge/freezer, oven, microwave, washing machine and dishwasher.

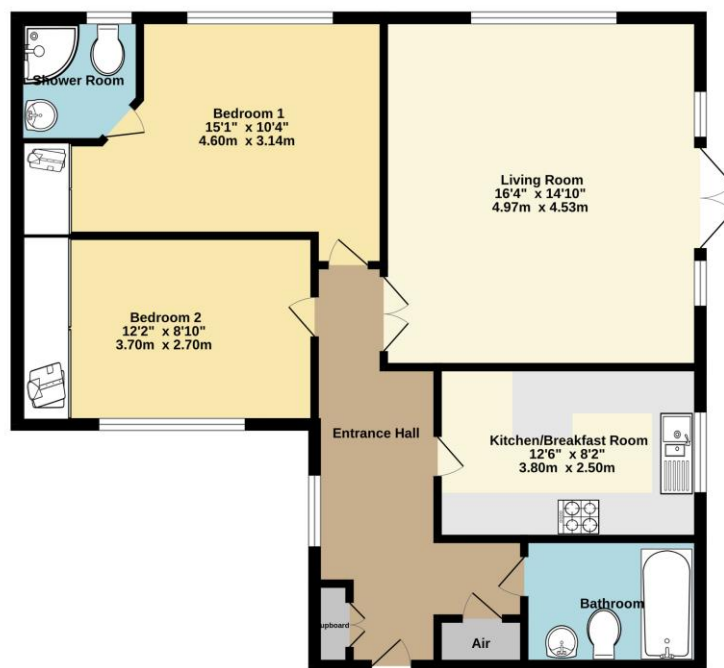
The property is accessed via a communal front door with entry phone system. The front door leads to a good sized hallway with various storage cupboards, door to kitchen/breakfast room with built in appliances and breakfast bar. A door leads to the double aspect living/dining room with ceilings measuring 2.6m high creating a light and airy room, with windows overlooking the rear communal gardens and double doors opening out to the private courtyard area which is paved and bounded by wooden fencing. There are two double bedrooms with a range of built in wardrobes to both and bedroom one has an ensuite shower room and window overlooking the communal gardens. Main bathroom. Garage to rear.

EPC: C, Council tax band: E, Tenure: 999 year original lease, expiring in year 3006! Last annual maintenance: £1156

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

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 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 Metreplan 12/24

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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