



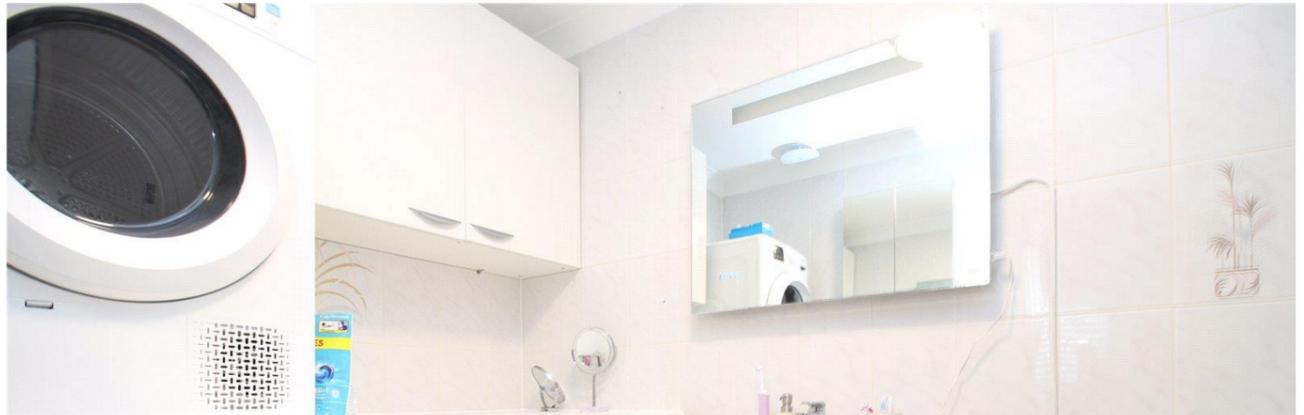
**PETTENGELLS**  
ESTATE AGENTS

17 Marine Point, 72 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7HQ  
Asking Price £250,000

17 Marine Point, 72 Barton Court Avenue, Barton  
On Sea, Hampshire, BH25 7HQ

- Impressive top floor flat near beach
- Sea glimpses
- Garage & lovely communal gardens
- Living room & kitchen
- Two bedrooms with fitted wardrobes
- Modern shower room
- Short walk to beach
- Share of freehold plus 989 year lease
- Second WC/utility room
- Served by lift/stairs





WELL PRESENTED TWO BEDROOM APARTMENT WITH SHARE OF FREEHOLD, GARAGE AND SEA GLIMPSES. SHOP, RESTAURANT, CAFE AND LEISURE CLUB ALL CONVENIENTLY CLOSE.

Accommodation: The communal front door has entry phone system and an elevator or staircase lead to the top floor where this flat's front door opens to the hallway. There is a lovely living/dining room with full height windows and sea glimpses in the distance. The kitchen is well appointed. Bedroom one has fitted wardrobes and has an adjoining cloakroom/ utility room. Bedroom two also has a built in wardrobe (both bedrooms also have sea glimpses) and there is a modern shower room opposite.

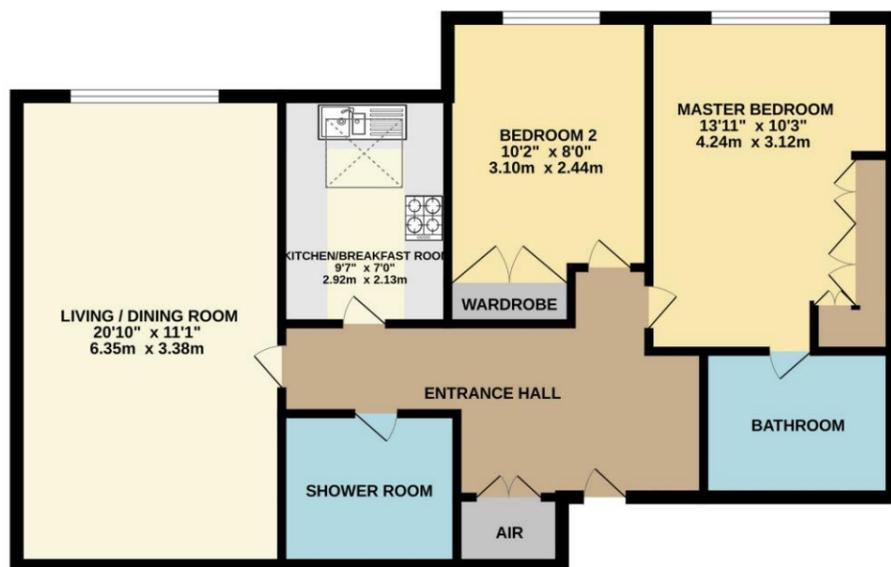
Outside: The flat has the benefit of a garage (4.9m x 2.4m) as well as lovely communal gardens.

EPC: C, Council tax band: D, Tenure: This flat comes with a share of freehold and 989 year lease, most recent maintenance charge £2750 approx and no ground rent payable. No resident pets or holiday lets allowed.

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

GROUND FLOOR  
786 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. 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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