



**PETTENGELLS**  
ESTATE AGENTS

18 Janred Court, Sea Road, Barton On Sea, Hampshire, BH25 7PF  
Asking Price £287,500

18 Janred Court, Sea Road, Barton On Sea,  
Hampshire, BH25 7PF

- Ground floor apartment with veranda
- Two double bedrooms
- 22' Living/dining room
- Shower room
- Utility room (was previously separate WC)
- Garage
- Lovely location in Barton On Sea
- Security entry phone system
- Extended lease with approx 140 years remaining







A TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, A STONES THROW FROM THE SEAFRONT, WITH AN EXTENDED LEASE.

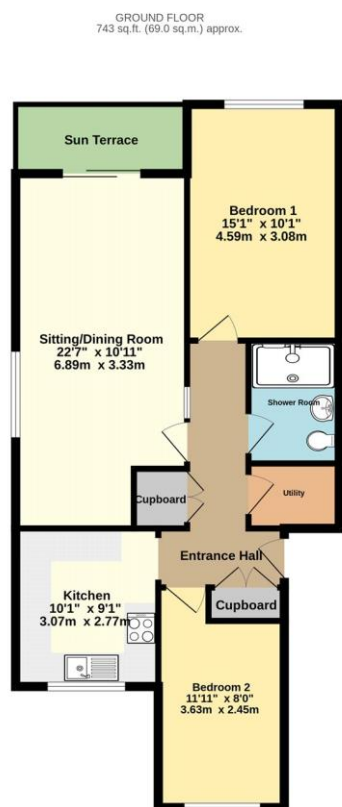
Accommodation: The main front door with entry phone system open into the communal hallway shared with only three other apartments. The front door opens into the spacious hallway with large storage cupboard. The pleasant well appointed kitchen has built in fridge/freezer, dishwasher, oven and hob. The gas boiler is also located in the kitchen. The 22' dual aspect living/dining room opens onto a pleasant veranda which overlooks the communal gardens of Janred Court. There are two double bedrooms and shower room with a separate utility room.

Outside: There is a large communal garden which is all looked after under the maintenance arrangement. There is a garage located in a block close by with further residents parking area.

EPC: D, Council tax band: D, Tenure: Leasehold Maintenance for 2023 approx: £1700, Ground rent: £0, approx 140 years remaining on lease, expires 2164

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TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.  
While 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 misstatement. 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 floorplan 02024

**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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