



PETTENGELLS
ESTATE AGENTS

42 Knighton Park, Barton On Sea, Hampshire, BH25 7PG
Asking Price £250,000

42 Knighton Park, Barton On Sea, Hampshire,
BH25 7PG

- Impressive maisonette
- Two double bedrooms
- Living room with pleasant outlook
- Kitchen/dining room
- Private front door
- Bathroom
- Garage
- Communal gardens
- Chain free sale
- Very long lease





IMPRESSIVE MAISONETTE OFFERED CHAIN FREE.

Accommodation: The private front door is on the ground floor in a sheltered area, and leads to an entrance with staircase rising to the main hallway. There is a lovely south facing living/dining room with pleasant outlook and a kitchen/dining room at the front. A staircase then leads to the upper floor landing where in turn there are two good sized bedrooms and a bathroom.

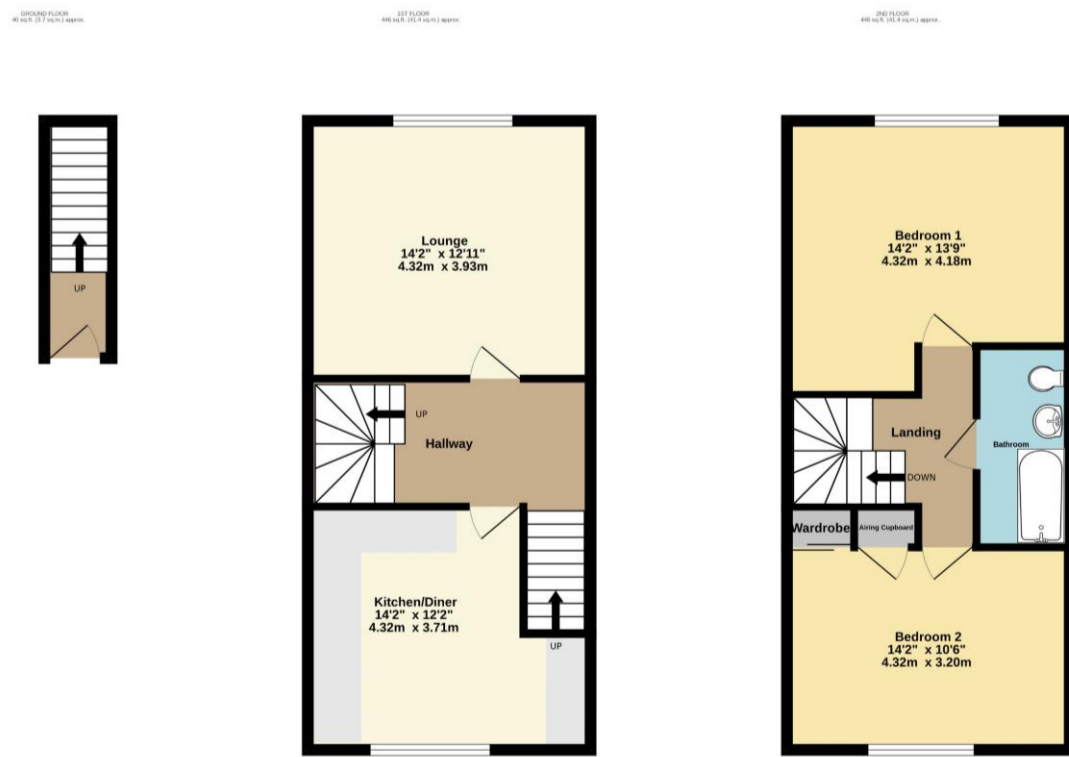
Outside: This maisonette has a particularly good sized garage i.e extra wide. It benefits from the lovely large communal garden area behind the building which is looked after under the maintenance agreement with the last annual cost being circa £960.

Lease: The flat has approx 951 years left on the lease and we understand it also has a share of freehold. Pet policy tbc but next door has a cat!

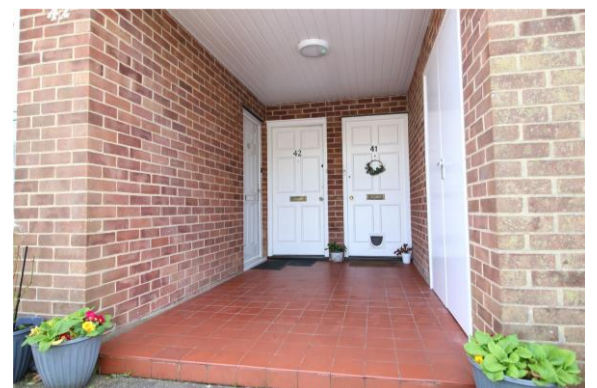
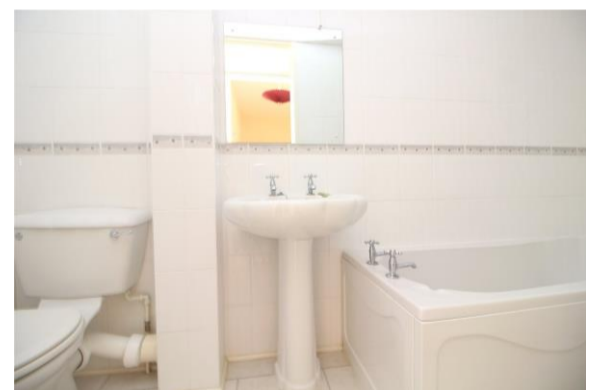
EPC: C, Council tax band: C, Tenure: Share of freehold/long lease, Approx floor area: 928 sq ft

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



TOTAL FLOOR AREA: 932 sq ft. (86.6 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.
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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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