PETTENGELLS
ESTATE AGENTS

18 Shoreacre, Marine Drive East, Barton On Sea, Hampshire, BH25 7DT
Guide Price £500,000

18 Shoreacre, Marine Drive East, Barton On Sea, Hampshire, BH25 7DT

- Very spacious penthouse flat (144 sq m)
- Sea views to side
- Balcony
- Chain free sale
- Share of freehold
- Communal gardens
- Wide garage
- Three double bedrooms
- Two large reception rooms
- Two bathrooms

FABULOUS PENTHOUSE APARTMENT (1550 sq ft), BUILT BY PENNYFARTHING'S, BENEFITS INCLUDING THREE BEDROOMS, TWO RECEPTION ROOMS, TWO BATHROOMS, A PARTICULARLY WIDE GARAGE, A BALCONY WITH A SEA VIEW AND A SHARE OF FREEHOLD.

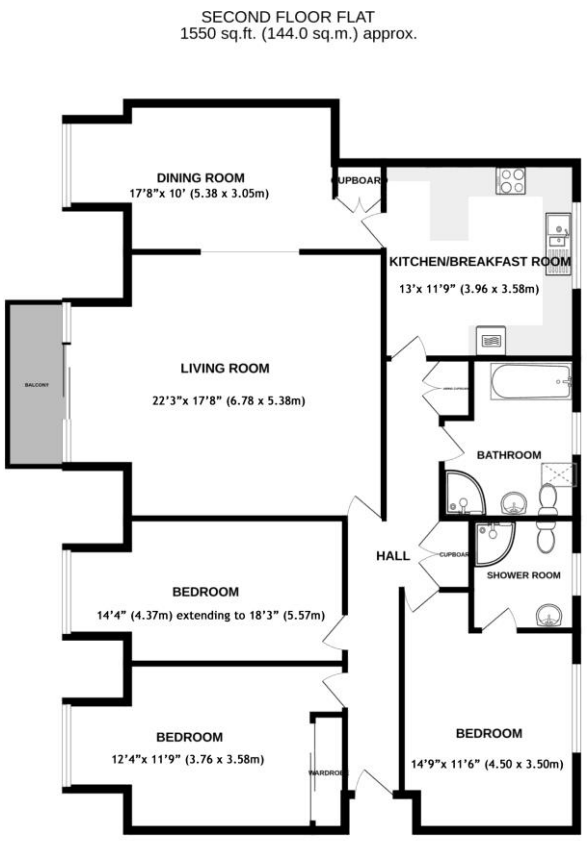
Accommodation: There is a communal entrance on the ground floor with entry phone system and a staircase or elevator then lead to the top/second floor where this flat's front door opens to a hallway which offers good storage. The splendid large living room opens out to the balcony and off to the left is a lovely sea view. There is then a generous dining room which in turn leads to the kitchen/breakfast room. There are three double bedrooms with bedroom one being particularly spacious and having an ensuite shower room, there is a family bathroom.

Outside: This flat has the benefit of a balcony with sea views to the side. There are communal gardens and a garage 16'2 x 11'6, i.e. a particularly generous width, and does have an EV charging point.

EPC: C, Tenure: Share of freehold 983 years remaining on lease (no ground rent), Last annual maintenance £2790.

PETTENGELLS
ESTATE AGENTS

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



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.

PETTENGELLS
ESTATE AGENTS

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