



PETTENGELLS
ESTATE AGENTS

5 White Horses, Barton On Sea, Hampshire, BH25 7EQ
Asking Price £325,000

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- Ground floor apartment
- Sea & Island views
- Living/dining room
- Kitchen & breakfast room
- Two bedrooms
- Bathroom
- Communal Gardens
- Garage
- Share of freehold
- Private front door





GROUND FLOOR APARTMENT WITH SEA VIEWS, GARAGE, SHARE OF FREEHOLD, AND PRIVATE FRONT DOOR.

Accommodation: There is a large entrance porch opening to a main hallway and then in turn a living room/dining room. The kitchen has a pleasant outlook over the communal garden and there is a garden/breakfast room off the kitchen which also leads outside. There are two double bedrooms with bedroom one having a pleasant sea and Island view and there is a limited sea view also from the living room window.

Outside: There are pleasant communal grounds looked after under the maintenance arrangement and this flat has the benefit of a garage.

EPC: C, **Council tax band:** C, **Tenure:** Share of freehold and lease until 2968 i.e 944 years, no ground rent, last annual maintenance charge £1500.

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GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 floorplan 0204



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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