



PETTENGELLS
ESTATE AGENTS

3 Channel Court, Barton Wood Road, Barton On Sea, Hampshire, BH25 7QW
Asking Price £325,000

3 Channel Court, Barton Wood Road, Barton On Sea, Hampshire, BH25 7QW

- Very spacious apartment 1100 sq ft
- Close to sea front
- Available quickly
- Garage
- Three bedrooms
- Or two reception rooms
- Bathroom and ensuite
- Large living/dining room open to own patio
- Large Kitchen





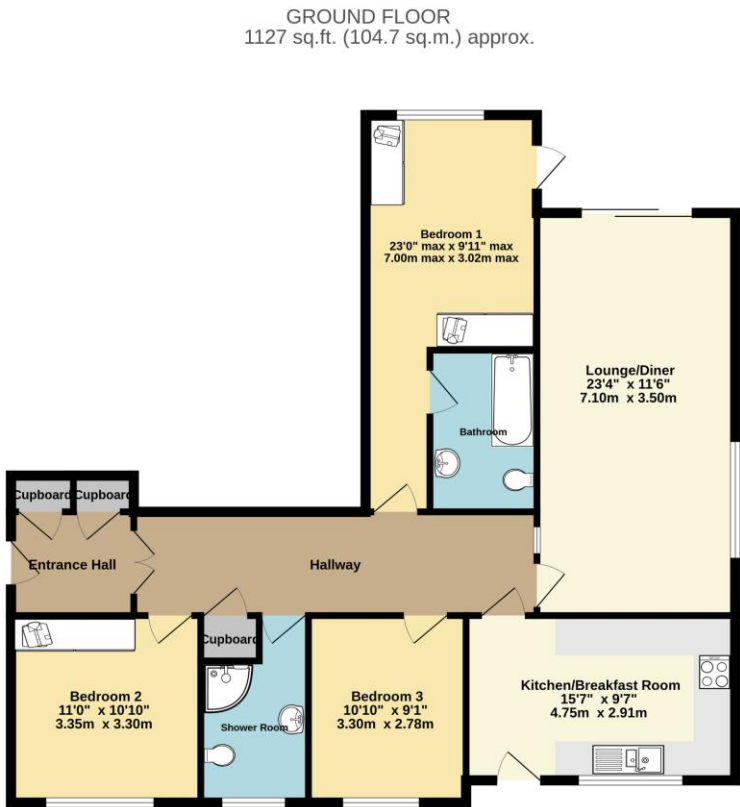
WE ARE PLEASED TO OFFER 'CHAIN FREE' THIS EXCEPTIONALLY SPACIOUS THREE BEDROOM (OR TWO BED', TWO RECEPTION ROOM) GROUND FLOOR FLAT WITH SHARE OF FREEHOLD AND SITUATED JUST A SHORT WALK BACK FROM BARTON CLIFFTOP.

Accommodation: Although there is a communal entrance which leads into this flat's hallway via an entry phone system, there is the benefit of its own 'front' door which leads into the spacious kitchen. The entrance hall is also a good size and leads into the superb double aspect living/dining room which opens out to the patio. There are three double bedrooms with bedroom one having a fitted wardrobe and also a door to the patio, as well as an ensuite bathroom. Bedroom two also benefits from a fitted wardrobe and bedroom three could double as a study as shown at the moment. There is a main shower room with second WC.

Outside: There is a garage close to the flat. We understand that each flat has a parking space (tbc). There are pleasant lawned communal gardens surrounding the building and this flat does have the benefit of its own patio off the lounge.

EPC: C Council tax band: D, Tenure: Share of freehold, last annual maintenance: £1540, No ground rent payable, sorry no pets.

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



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs 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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