

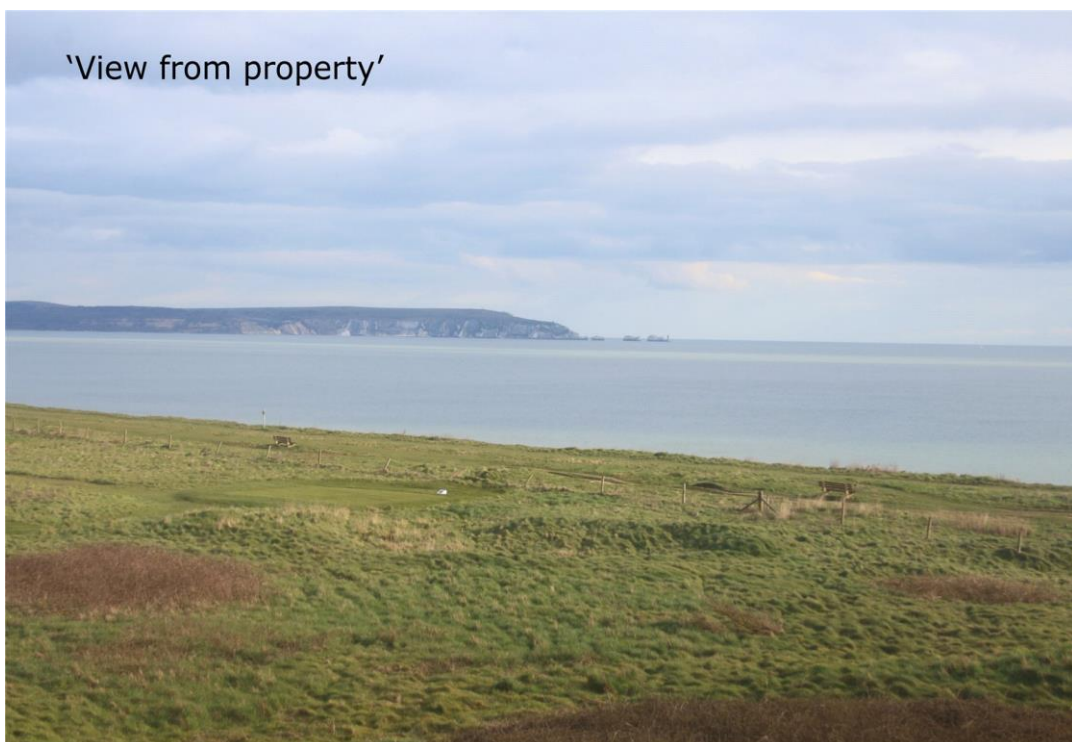


**PETTENGELLS**  
ESTATE AGENTS

10 Greenside Court, Marine Drive East, Barton On Sea, BH25 7DX  
**Asking Price £550,000**

10 Greenside Court, Marine Drive East, Barton On Sea, BH25 7DX

- Outstanding coastal home
- Duplex maisonette apartment on 2/3 levels
- Delightful sea views
- Very spacious accommodation
- Two bedrooms, Two bathrooms
- Share of freehold
- Impressive living/dining room plus kitchen
- Large balcony with coastal vista
- Covered parking plus outside storeroom
- Gas central heating



'View from property'







SPACIOUS DUPLEX/MAISONETTE APARTMENT WITH PRIVATE ENTRANCE ON THE GROUND FLOOR, MAIN ACCOMMODATION ON THE FIRST FLOOR INCLUDING BALCONY PLUS MASTER BEDROOM SUITE ON THE SECOND FLOOR, SPECTACULAR SEA AND ISLAND VIEWS AND OVERLOOKING BARTON GOLF COURSE, OFFERED 'CHAIN FREE', COVERED PARKING AND SHARE OF FREEHOLD.

Accommodation: The private entrance on the ground floor opens to a hallway and then in turn a staircase to the first floor landing. This then in turn leads to the main hallway where there is a further staircase rising to the second floor. Superb spacious living/dining room. This enjoys delightful sea, Island and golf course views and has sliding doors to the large balcony. There is then a well appointed kitchen which also has sea and Island views and a door into a separate utility room. On this floor there is then an inner hall leading to a spacious second bedroom with fitted wardrobe and adjoining bathroom. The second floor landing leads to the master bedroom which is an exceptional size, has fitted wardrobes, elevated sea and Island views and an en suite shower room.

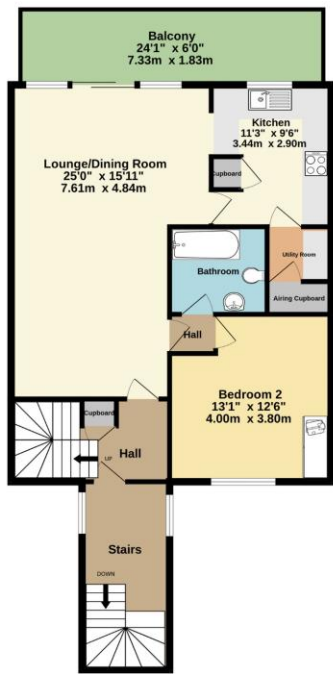
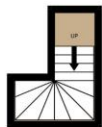
Outside: This property has the benefit of a covered parking space which has a lockable store behind. There is also the large balcony enjoying the wonderful coastal views.

EPC: C, Council tax band: F, Tenure: lease (original until 2117) & share of freehold, last annual maintenance £2500, Pet normally ok if well behaved.

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GROUND FLOOR  
SEE PLAN FOR BALCONY



TOTAL FLOOR AREA: 1637 sq ft. (152.1 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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