



**PETTENGELLS**  
ESTATE AGENTS

5 Dracaena Court, 49 Seaward Avenue, Barton On Sea, Hampshire, BH25 7HN  
Asking Price £285,000

## 5 Dracaena Court, 49 Seaward Avenue, Barton On Sea, Hampshire, BH25 7HN

- Lovely apartment close to seafront
- Built by respected developer Drews
- Garage with power
- Communal southerly gardens
- Well appointed kitchen
- Bathroom
- Ensuite
- Two bedrooms
- Living room leads into seperate
- Dining area







SUPERBLY PRESENTED, TWO BEDROOM FIRST FLOOR FLAT JUST A SHORT WALK BACK FROM BARTON SEAFRONT, AND OFFERED WITH GARAGE AND SHARE OF FREEHOLD.

Accommodation: Communal door on the ground floor has an entry phone system and a staircase leads to the first floor, accessing just this and one other flat. There is an entrance hall leading into a main hallway and then a lovely south facing living room and dining room. There is a well appointed kitchen and two bedrooms, bedroom one has a ensuite shower room and there is a main bathroom.

Outside: There are pleasant communal gardens to the rear of the building ie a main area plus a 'secret garden' behind the garages! This flat also has the benefit of a garage with power.

EPC: C, Council tax band: D, no ground rent payable as flat has share of freehold plus 982 years on lease, last annual maintenance £1400 approx

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\*Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.  
Plan produced using PlanUp.

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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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