



PETTENGELLS
ESTATE AGENTS

17 Bramshaw Way, Barton On Sea, Hampshire, BH25 7ST
Asking Price £199,950

17 Bramshaw Way, Barton On Sea, Hampshire,
BH25 7ST

- One bedroom ground floor flat
- Living/dining room
- Own private rear garden with direct access
- Allocated parking space
- Chain free sale
- Popular location in Barton on Sea
- Electric heating
- Double glazed
- Kitchen with built in electric oven
- Being sold with 63 year lease





A VERY NICE ONE BEDROOM GROUND FLOOR FLAT SITUATED IN BARTON ON SEA OFFERED CHAIN FREE

Accommodation: The communal front door with entry phone security system opens into the main hallway with door to 17 which is on the ground floor (only accessing four apartments). There is a good sized double bedroom with range of built in wardrobes, an impressive and spacious bathroom with airing cupboard in the hallway housing hot water tank. At the rear there is a good sized lounge with patio doors opening out to the garden and door into the well appointed kitchen which also overlooks the rear garden.

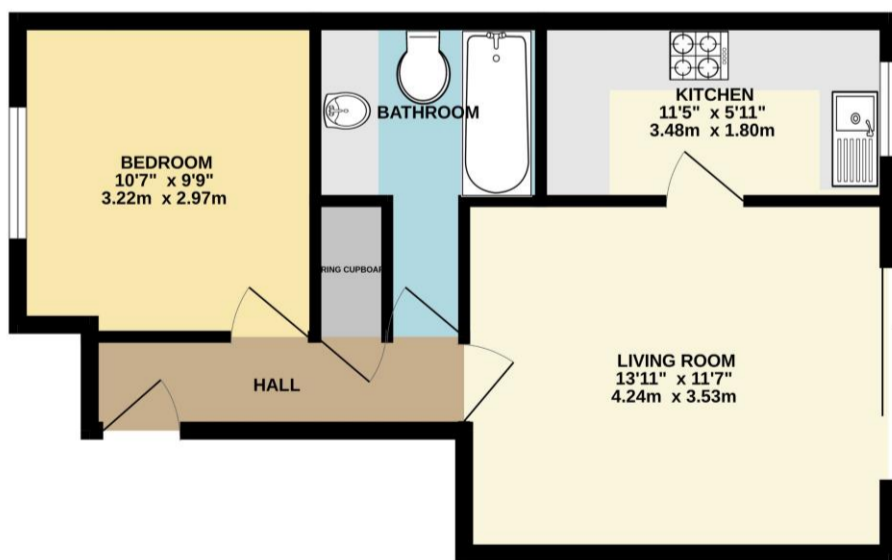
Outside: The enclosed rear garden is low maintenance and has a gate to the rear which leads to the allocated parking area.

Council tax band: C, **Tenure:** Leasehold, £40 per annum ground rent 99 years from the 29th of September 1989. There are approximately 63 years remaining on the lease and we have been informed a lease extension is approximately £15,000 as of 2024.

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

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 433 sq.ft. (40.2 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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