



PETTENGELLS
ESTATE AGENTS

4a Cliffe Crescent, Barton On Sea, Hampshire, BH25 7EB
Asking Price £215,000

4a Cliffe Crescent, Barton On Sea, Hampshire,
BH25 7EB

- Seafront apartment
- One double bedroom
- Garage in a block
- Shower room
- Gas fired central heating
- Double glazed
- Share of freehold
- Ideal holiday let
- Chain free
- Restaurants and amenities close by





A VERY WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT IN A LOVELY LOCATION WITH SEA VIEWS.

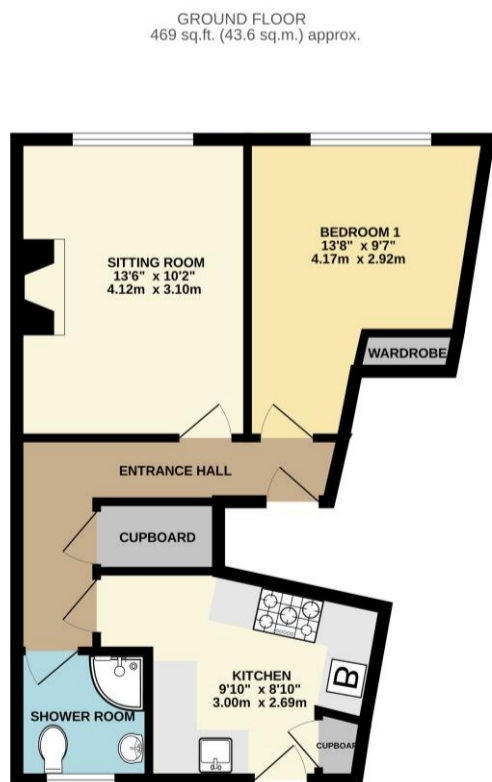
Accommodation: The communal front door on the ground floor accessing just two properties with stairs to the first floor with personal front door opens into the entrance hall with storage cupboard. The living room with feature fireplace has lovely sea views to the front. There is a double bedroom also with lovely sea views and a built in wardrobe. The well appointed kitchen is at the rear of the property with a door accessing the stairwell.

Outside: There is a garage in a block at the rear measuring 4.40m x 2.54m (14'4 x 8'3).

EPC: D, Tenure: Share of freehold, Maintenance: £60.28 Per month, 999 years from march 1982.

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TOTAL FLOOR AREA - 469 sq.ft. (43.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, distances, volumes 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 here are not tested and no guarantee as to their operability or efficiency can be given.
Made with MyHomeplan 12/2023

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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