



**PETTENGELLS**  
ESTATE AGENTS

12 Barton Chase, First Marine Avenue, Barton On Sea, Hampshire, BH25 7TQ  
Asking Price £465,000

## 12 Barton Chase, First Marine Avenue, Barton On Sea, Hampshire, BH25 7TQ

- Third floor sea front apartment
- Balcony with fabulous sea views
- Two double bedrooms
- Master with ensuite shower room & dressing room
- Family bathroom
- Lounge/dining room,
- Well-appointed fitted kitchen
- Garage in a block
- Chain free (subject to probate)
- Gas fired central heating and double glazed.





BEAUTIFULLY PRESENTED 'PENNYFARTHING' BUILT TWO DOUBLE BEDROOM, THIRD FLOOR APARTMENT WITH GLORIOUS SEA VIEWS TOWARDS THE ISLE OF WIGHT AND NEEDLES.

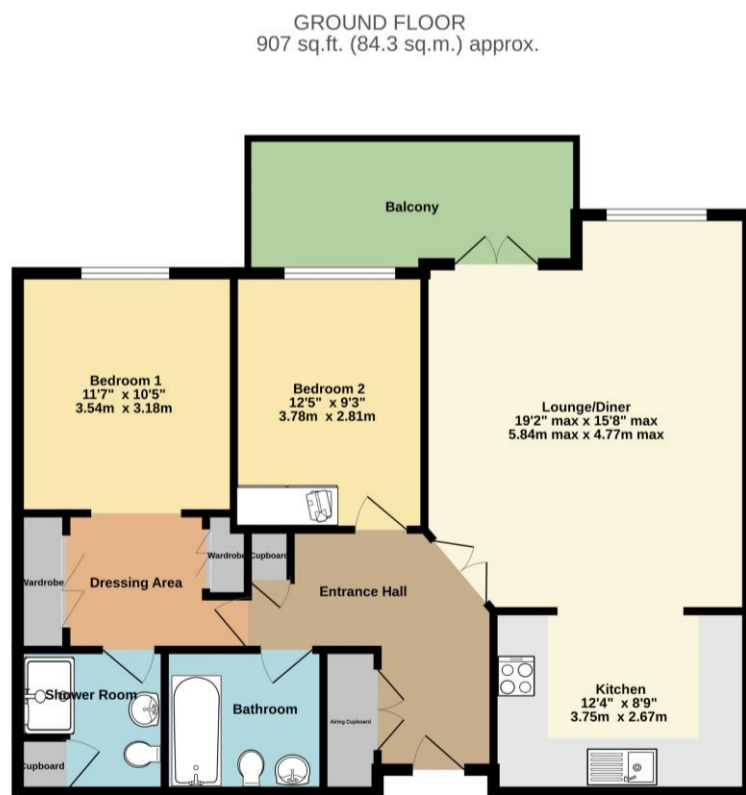
Accommodation: On the ground floor an entry phone system accesses into the communal hallway with stairs and lift taking you to the third floor, where this flat's front door then opens into the spacious hallway with airing cupboard and further storage cupboard. The living/dining room has sea views with double doors onto the balcony. The dining area has an archway into the superb and well appointed kitchen with built-in full height fridge and freezer, dishwasher, Siemens oven and gas hob with extractor. Bedroom one has a dressing area with a good range of built-in wardrobes which then leads into the bedroom area which has fantastic sea views, and an ensuite shower room with space for washing machine. The second bedroom is a good size with fitted cupboard and also enjoying sea views, there is also an impressive fitted family bathroom.

Outside: There is a garage in a block situated close by as well as communal parking, and adjoining this there is an area of communal lawned garden.

EPC: B, Council tax band: F, Tenure: Share of freehold lease from 999 years from Dec 2011, maintenance charge is approx £2900 per annum

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TOTAL FLOOR AREA: 907 sq.ft. (84.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of areas, 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12/2022

**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. 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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