

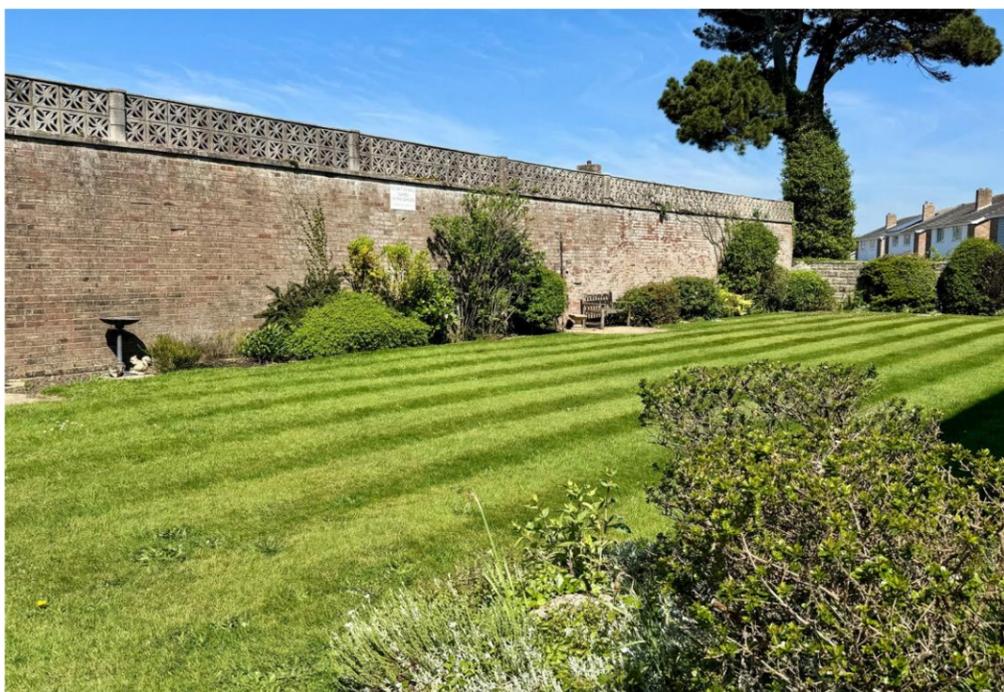


**PETTENGELLS**  
ESTATE AGENTS

12 High Marryat, Grove Road, Barton on Sea, Hampshire, BH25 7DW  
Asking Price £179,950

12 High Marryat, Grove Road, Barton on Sea,  
Hampshire, BH25 7DW

- Appealing one bedroom first floor flat
- Kitchen
- Living room
- Distant sea view
- Communal gardens
- Garage
- Lovely location close to beach
- Chain free sale
- 128 year lease remaining
- Bathroom with window





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS ONE BEDROOM FIRST FLOOR FLAT SITUATED JUST A 'STONES THROW' FROM BARTON CLIFF TOP AND INDEED ENJOYING A DISTANT SEA VIEW.

Accommodation: The building has a communal entrance with a staircase leading to the first floor where this flat's front door opens to the hallway. There is a bright lounge with an approx south facing window which looks down First Marine Avenue towards the coast line and weather permitting there is indeed a distant sea view. The flat also benefits from a kitchen, bedroom and bathroom, and has electric heating and double glazing.

Outside: There are pleasant main lawned communal gardens to the front and rear of the building and this flat also has the benefit of a garage.

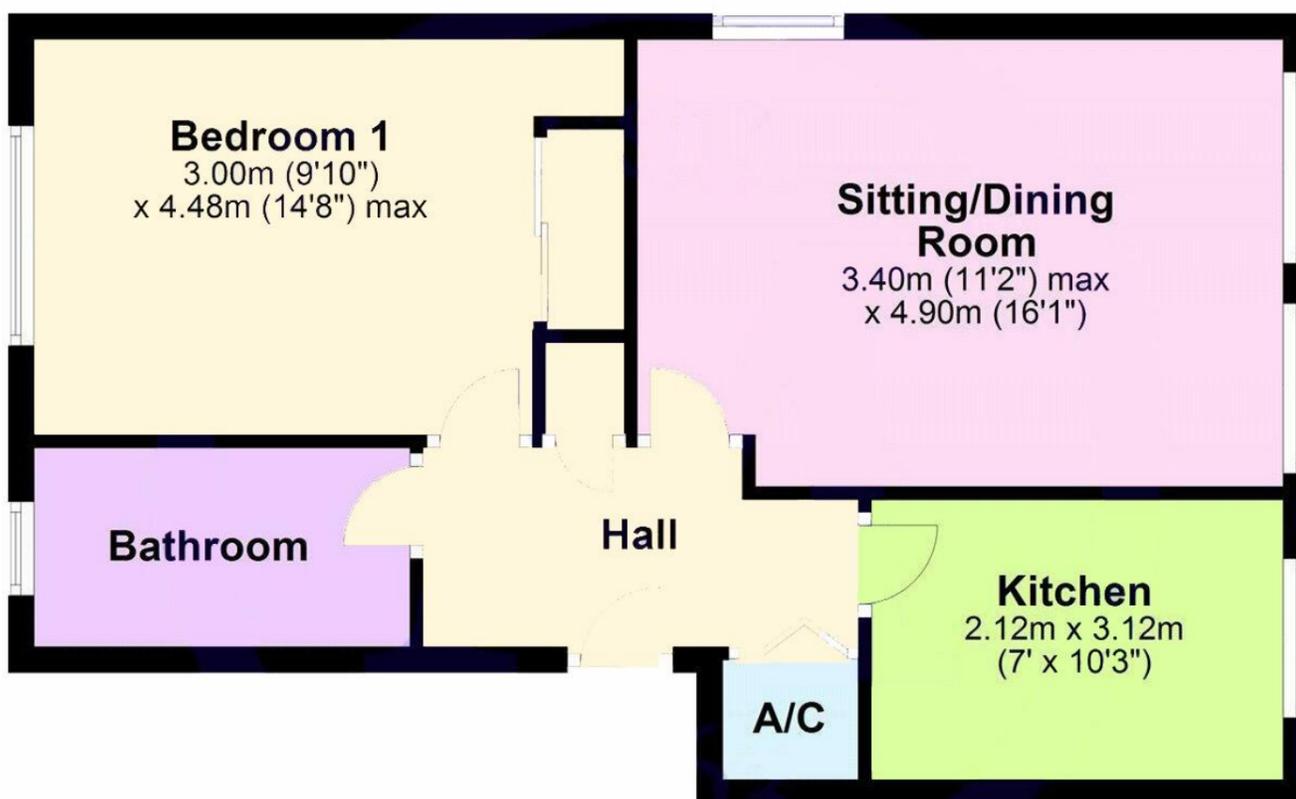
Tenure: Leasehold with 128 years remaining until 2153. Maintenance £750 and ground rent £80.

EPC: D, Council tax band: B, Tenure: Leasehold, Approx floor area: 527 sq ft

Note: The owner of this property is a relation to a partner of Pettengells.

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



**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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