



PETTENGELLS
ESTATE AGENTS

4 Janred Court, Sea Road, Barton On Sea, Hampshire, BH25 7PF

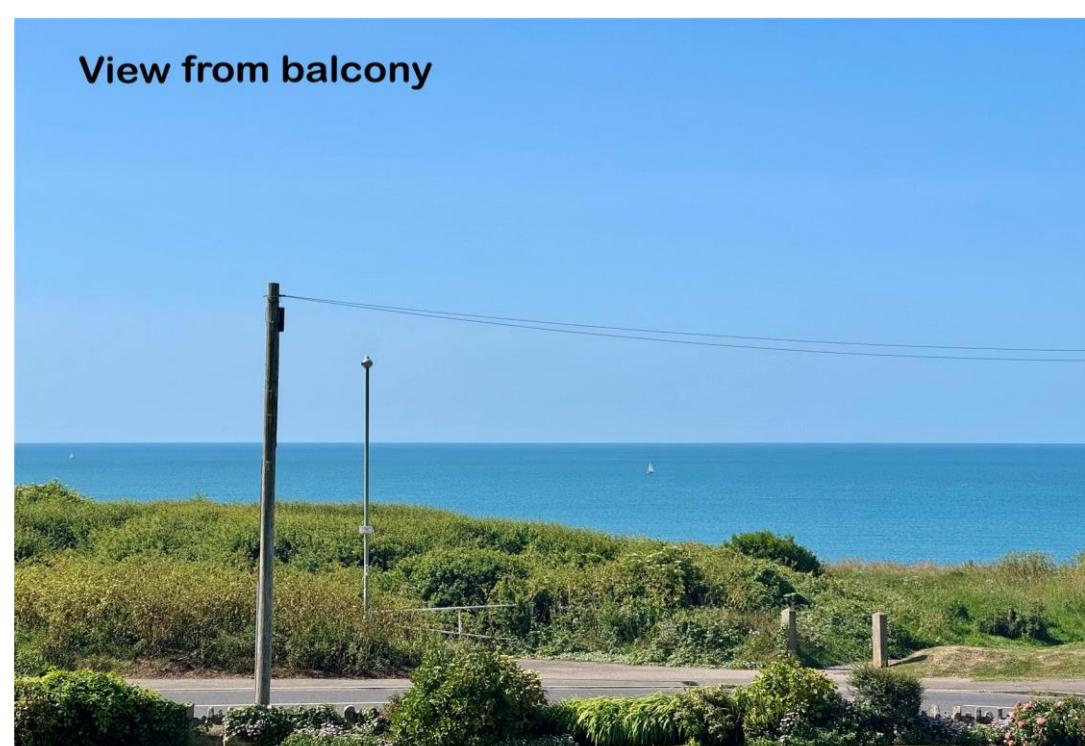
Asking Price £325,000

4 Janred Court, Sea Road, Barton On Sea, Hampshire, BH25 7PF

- Sea front apartment
- Balcony - lovely coastal view
- Chain free sale
- Living/dining room
- Kitchen
- Shower room plus second WC
- Two bedrooms with fitted wardrobes
- Lovely communal gardens
- 139 year lease
- Garage with power



View from balcony





A DELIGHTFUL APARTMENT WITH LOVELY SEA VIEWS, OFFERED CHAIN FREE

Accommodation: There is a video entry phone system leading to a newly decorated and carpeted communal area. The stairs and lift lead to the first floor where this flat's front door opens to the entrance hall with good storage, and there is then a lovely bright double aspect living/dining room with sea view and opening out to the balcony. There is a kitchen with various integrated appliances and also housing the gas boiler. Bedroom one has a fitted wardrobe and a sea view and bedroom two also has a built-in wardrobe. There is a shower room, plus a second WC.

Outside: This apartment has the benefit of attractive, well-maintained communal gardens with a large south-facing area to the front of the building. The flat also has the benefit of a balcony which of course has the lovely sea view. There's also a garage in a block measuring 5.75 m x 2.87 m, with power.

EPC: C, **Council tax band:** D, **Tenure:** Leasehold **Approximately 139 years remaining,** **Last annual maintenance £1994,** **ground rent: £125**

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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. 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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