



**PETTENGELLS**  
ESTATE AGENTS

2 Channel Court, Barton Wood Road, Barton On Sea, Hampshire, BH25 7QW  
Asking Price £385,000

## 2 Channel Court, Barton Wood Road, Barton On Sea, Hampshire, BH25 7QW

- Appealing and spacious apartment, 1000 sq ft
- 2/3 bedrooms, currently two
- 1/2 reception rooms, currently two
- Modern kitchen
- Impressive ensuite shower room & bathroom
- Share of freehold
- Garage & parking space
- Amenities and bus stop closeby
- Pleasant communal gardens
- Large living room opening out to own sun terrace/patio







SPLENDID AND SPACIOUS TWO/THREE BEDROOM APARTMENT, SITUATED JUST A SHORT WALK BACK FROM BARTON CLIFF TOP. BENEFITTING FROM A SHARE OF FREEHOLD, MODERN KITCHEN, TWO BATHROOMS, A SUN TERRACE AND A GARAGE.

Accommodation: There is a welcoming, newly decorated and carpeted communal entrance with entry phone system and this flat's front door opens to an impressive large hallway. The living room leads out to the sun terrace and then there is a separate dining although this would potentially be a third bedroom/study. There is a well appointed kitchen/breakfast room overlooking the gardens. A separate inner hall then accesses the two well proportioned bedrooms. Bedroom one has the benefit of a modern shower room and there is then a main bathroom.

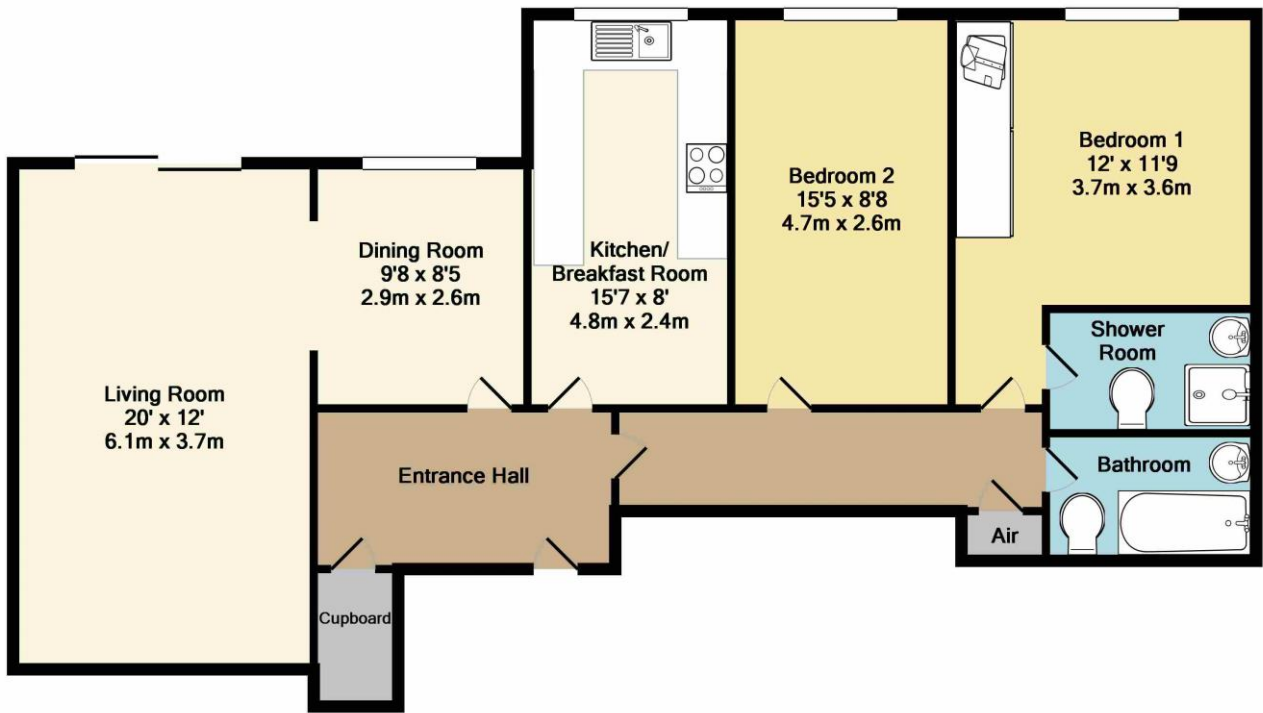
Outside: There are lovely, mainly secluded communal gardens with attractive lawned areas. This apartment has the benefit of its own terrace measuring 20' x 6' off the living room. There is a garage in a block which measures 16'5" x 8'3" this has an electric door. We understand each flat also has a parking space (tbc).

EPC: C, Council tax band: D, Tenure: Share of freehold plus long lease, Last annual maintenance £1540, no ground rent, no pets or subletting.

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

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TOTAL APPROX. FLOOR AREA 992 SQ.FT. (92.2 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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