



**PETTENGELLS**  
ESTATE AGENTS

9 Marine Prospect, 78 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7HQ  
Guide Price £250,000

## 9 Marine Prospect, 78 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7HQ

- Two double bedroom first floor apartment with lift
- Master bedroom with ensuite bathroom and family shower room
- 20' Living/dining room
- Modern and well appointed kitchen
- Share of freehold
- Garage in a block
- Sea glimpse from multiple rooms
- A stones throw from the Cliff Top, restaurants, & local amenities
- Communal gardens and grounds
- Chain free sale





A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT SITUATED A STONES THROW FROM BARTON ON SEA CLIFF TOP AND BEACH WITH LOCAL AMENITIES AND RESTAURANTS.

Accommodation: There is a communal entrance on the ground floor which has recently been redecorated and newly carpeted and therefore offers a particularly pleasing entrance. Stairs and/or lift then leads to the first floor where this flat's front door opens to the entrance hallway where there is good storage. There is a living/dining room which has a sea glimpse. The kitchen is modern and also houses a modern gas boiler. There are two bedrooms with bedroom one having an ensuite bathroom plus there is a further shower room i.e flat has two WC's. The sea glimpse can also be seen from both bedrooms.

Outside: There are pleasant, mainly lawned communal gardens to the front and rear of the development. There is a garage close by in a block as shown by the arrow on picture 10. The Watersplash private leisure centre is located next door, with an array of eateries closeby. There is also a bus stop a few moments away.

EPC: C, Council tax band: D, Tenure: Share of freehold plus 990 year lease, no ground rent payable, last annual maintenance £2300 which has been paid for 2026.

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GROUND FLOOR  
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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