



**PETTENGELLS**  
ESTATE AGENTS

9 Marine Prospect, 78 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7HQ  
Asking Price £259,995

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

- Two Bedroom first floor flat
- Modern kitchen
- Living/dining room
- Lift Access
- Share of freehold
- En Suite bathroom & shower room
- Garage
- Communal gardens
- Chain free sale
- Sea glimpse from multiple rooms





TWO BEDROOM FIRST FLOOR APARTMENT, JUST A STONES THROW FROM BARTON SEA FRONT/BEACH AND INDEED THE FLAT ENJOYS A SEA GLIMPSE FROM MOST OF THE ROOMS. THERE IS A SHARE OF FREEHOLD AS WELL AS A GARAGE AND THE PROPERTY IS OFFERED 'CHAIN FREE'.

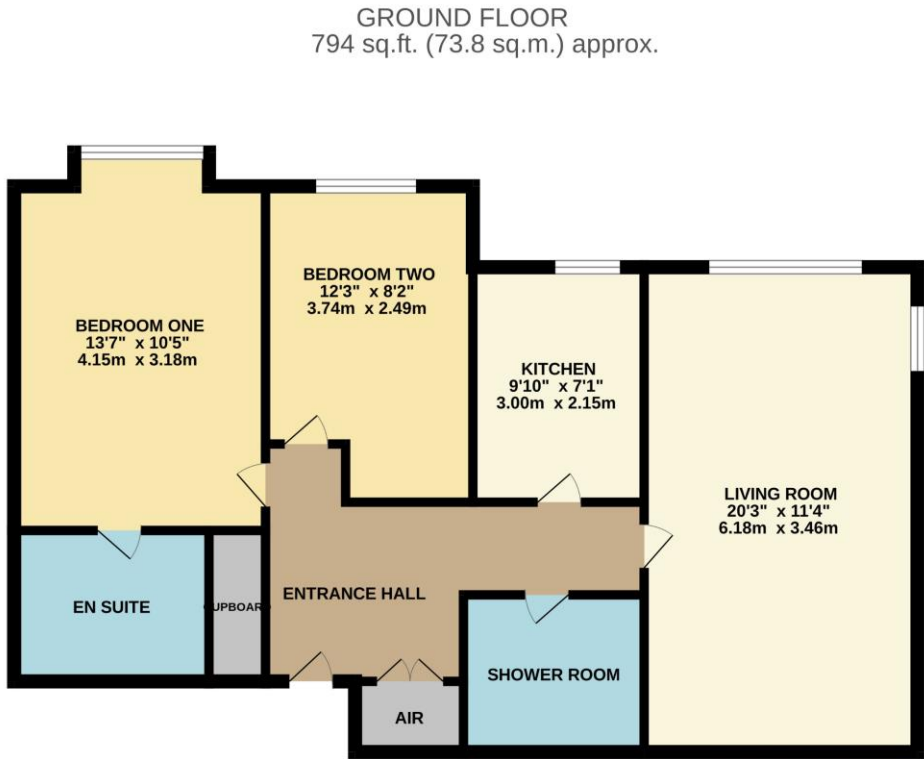
Accommodation: There is a communal entrance on the ground floor which has recently been redecorated and newly carpeted and therefore offers a particularly pleasing entrance. Stairs and/or lift then leads to the first floor where this flat's front door opens to the entrance hallway where there is good 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.

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

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



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. 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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