



PETTENGELLS
ESTATE AGENTS

11 Mariners Reach, Barton On Sea, Hampshire, BH25 7ER
Asking Price £325,000

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- Ground floor flat with sea views
- Chain free sale
- Garage
- Communal gardens
- Pennyfarthings built
- Two double bedrooms
- Bathroom & ensuite
- Living room
- Kitchen
- Lease until September 2126





PENNYFARTHINGS BUILT, TWO DOUBLE BEDROOM GROUND FLOOR FLAT WITH WONDERFUL SEA AND ISLAND VIEWS.

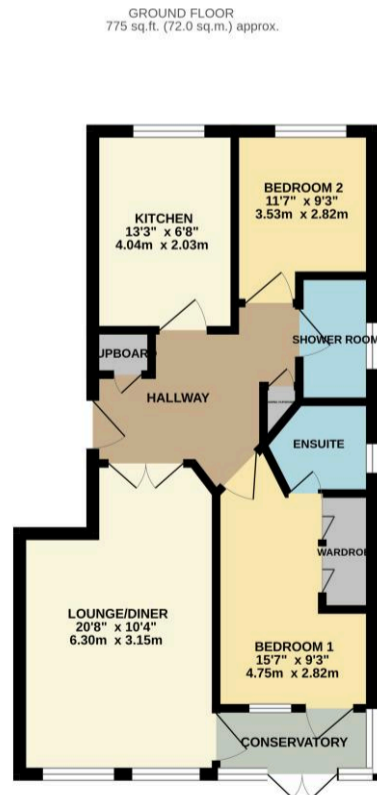
Accommodation: The main front door with entry phone system leads to this flat (there are only four flats in the building two ground floor, two first). This apartment's own front door opens into a lovely bright living/dining room with superb sea view and this opens to the sun lounge, again with fantastic coastal view. This in turn leads into bedroom number one, which has the benefit of an ensuite shower room with window. There is a kitchen/breakfast room, second bedroom and a main shower room, again with window.

Outside: The flat has a benefit of a garage (17'8 x 8'6). There is a lovely south-facing area of lawned communal garden, accessed directly off the flat as well.

EPC: C, Approx floor area 830 sq ft, Council tax band: E, Tenure: Leasehold, 100 years remaining, last annual maintenance £2900 & ground rent £375pa tbc. Sorry no dogs allowed.

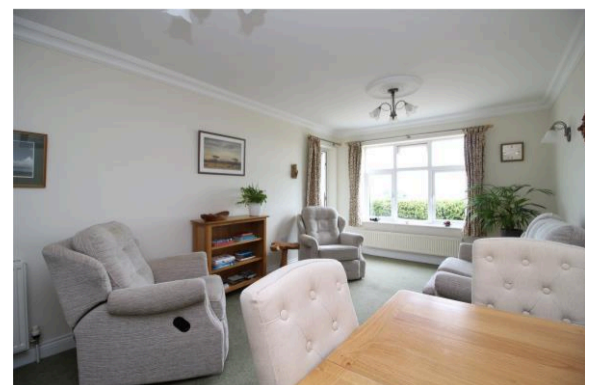
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TOTAL FLOOR AREA - 775sq.ft. (72.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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.
Made with Intergo (2002)

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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