PETTENGELLS
ESTATE AGENTS

1 Berrington, Becton Lane, Barton On Sea, Hampshire, BH25 7AG

Asking Price £375,000

1 Berrington, Becton Lane, Barton On Sea, Hampshire, BH25 7AG

- Spacious ground floor Apartment
- Two bedrooms
- Lovely living/dining room
- Bathroom and ensuite
- Own south facing patio
- Lovely communal gardens
- Two parking spaces with this flat
- Well appointed kitchen
- Share of freehold
- Close to Long Meadow and seafront

SUPERB MODERN GROUND FLOOR APARTMENT WITH SHARE OF FREEHOLD AND JUST A SHORT WALK TO BARTON CLIFF TOP.

Accommodation: There is an entry phone system/communal front door, then this flat's hallway opens to the lovely bright living room/dining room, and then in turn the well-appointed kitchen/breakfast room. There are two double bedrooms, with bedroom one having a fitted wardrobe and ensuite shower room, there is then a main bathroom.

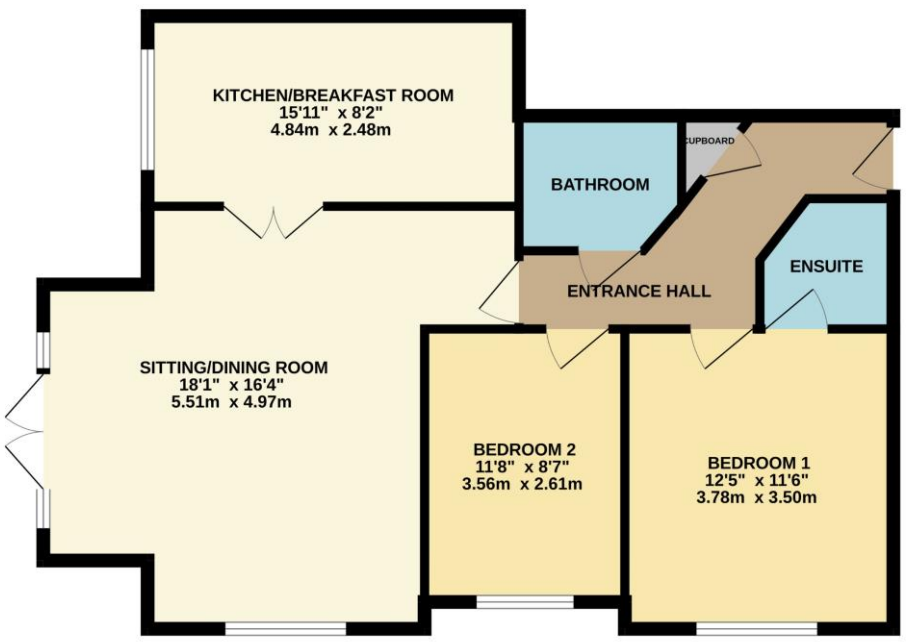
Outside: This flat has the great benefit of two allocated parking spaces. There are lovely secluded communal south-facing gardens with a lawned area enclosed by mature hedging, and this flat has the benefit of a patio, accessed directly off the living room.

Tenure: Share of freehold (hence no ground rent), 990 years left on lease, Council tax band: D, last annual maintenance £1950 approx

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

PETTENGELLS
ESTATE AGENTS

GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 840sq.ft. (78.0 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.
Made with Metropix ©2025

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.

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

PETTENGELLS
ESTATE AGENTS