



**PETTENGELLS**  
ESTATE AGENTS

3 Crosby Court, Bouverie Close, Barton On Sea, Hampshire, BH25 7HB  
**Asking Price £245,000**

3 Crosby Court, Bouverie Close, Barton On Sea,  
Hampshire, BH25 7HB

- First floor flat betwixt shops and beach
- Two bedrooms
- Living/dining room
- Kitchen
- Modern shower/wet room
- Gas central heating
- Double glazing
- Private front door
- Garage
- Communal gardens





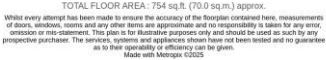


Accommodation: There is the great benefit of having its own front private front door i.e not communal entrance, this is on the ground floor and leads to a staircase which rises to the main hallway. The living/dining room is double aspect and opens out to the balcony. There is a kitchen, two double bedrooms and a modern shower/wet room.

Council tax band: C, Tenure: Share of freehold plus 999 year lease from 1961. Last annual maintenance £1550 approx.

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