

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

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- 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













TWO BEDROOM FIRST FLOOR FLAT WITH FEATURES INCLUDING A GARAGE, BALCONY, ITS OWN FRONT DOOR. CONVENIENT LOCATION CLOSE TO SHOPS & AMENITIES AND OFFERED AS A CHAIN FREE SALE. SHARE OF FREEHOLD.

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.

Outside: There is a garage in a block. This flat has the benefit of a south facing balcony and there are pleasant lawned communal gardens.

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

Pet policy: Although we understand there maybe restrictions on the lease regarding pets, we are informed there has been a dog and a cat residing in this block recently.

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ESTATE AGENTS

GROUND FLOOR 754 sq.ft. (70.0 sq.m.) approx.



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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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