



PETTENGELLS
ESTATE AGENTS

3 Westminster Court, Marine Drive, Barton On Sea, Hampshire, BH25 7EL
Asking Price £379,950

3 Westminster Court, Marine Drive, Barton On Sea, Hampshire, BH25 7EL

- First floor sea front apartment
- Two double bedrooms
- Living/dining room
- Well appointed kitchen
- Bathroom
- 10' Balcony
- Communal gardens, garage with power
- Delightful sea views
- Electric heating
- Lease until 2157





Accommodation: Main front door on the ground floor has entry phone system, staircase rises to the first floor where this flat's front door opens to the entrance hall and then into the lovely living/dining room which has splendid coastal views and bi-folds to the balcony with the panoramic vista. There is a well appointed kitchen/breakfast room again with sea view. There are two well proportioned double bedrooms, one of which has a sea view off to the west and there is a bathroom.

Outside: The flat has the benefit of a balcony with a lovely sea view, there is also a garage with power measuring 18'2" x 8'1 and there are communal gardens laid mainly to lawn.

EPC: D, Council tax band: C, Tenure: Leasehold, 131 years remaining, no ground rent, last annual maintenance £1800, pet considered. Can be let including holiday let. Approx floor area: 800 sq ft.

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



TOTAL FLOOR AREA: 787 sq.ft (73.1 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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