



PETTENGELLS
ESTATE AGENTS

2 Grove Gardens, Barton On Sea, Hampshire, BH25 7HJ

Asking Price £375,000

**2 Grove Gardens, Barton On Sea, Hampshire,
BH25 7HJ**

- Two bedroom flat close to the beach
- Large living/dining room
- Well appointed Kitchen
- Bathroom & en-suite shower room
- Communal Gardens including south facing patio
- Garage
- Close to Barton sea front and Long Meadow
- Share of freehold
- Subject to probate sale
- Hence chain free





SUPERB SPACIOUS APARTMENT, CLOSE TO SEAFRONT AND LONG MEADOW

We are pleased to offer this spacious and well appointed two bedroom ground floor flat with south facing patio to the rear (part of the communal grounds), garage, share of freehold, two bathrooms, and just a short walk to Barton beach.

Accommodation: There are just four flats in this building, two up and two down. The main door has a video entry phone system, this flat's front door then opens to the entrance hall which has cupboards and leads into the superb spacious living/dining room, which enjoys a bright southerly aspect. There is a very well appointed kitchen with extensive integrated appliances (dishwasher may need repair). Both bedrooms are a very good size with bedroom one in particular being super generous and having lots of fitted wardrobes plus an ensuite shower room with window. There is also a main bathroom.

Outside: There are communal gardens to the front and rear of the building including a nice south facing patio area accessed directly off the living room. There is then a garage with pitched roof, electric door and power, measuring 17'10" x 9'.

EPC: C, Council tax band: C, Tenure: Share of freehold (hence no ground rent) plus lease until 2129 ie 103 years remaining, This flat along with the others in the building each have a quarter share of the overall freehold and the most recent annual maintenance charge £2360. Officially no pets allowed.

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GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor areas contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility can be accepted 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. 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 surveyors to report before proceeding and we will assist whenever possible.



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