



PETTENGELLS
ESTATE AGENTS

Flat 4, Crescent Court, Marine Drive, Barton On Sea, Hampshire, BH25 7ED
Offers Over £150,000

Flat 4, Crescent Court, Marine Drive, Barton On Sea, Hampshire, BH25 7ED

- Sea views
- One double bedroom ground floor apartment
- Open plan kitchen/breakfast/living room
- Shower room with window
- Wonderful position just set back from the cliff top
- Share of freehold with approx. 971 years remaining
- Gas fired central heating and double glazed
- Your own personal front door
- In need of some updating
- Chain free (subject to probate)





A FANTASTIC OPPORTUNITY TO PURCHASE A ONE BEDROOM GROUND FLOOR APARTMENT A STONES THROW FROM THE CLIFF TOP AND RESTAURANTS.

Accommodation: The front door for number 4 is at the rear of Crescent Court which opens into your hallway, a large double bedroom is off of the main hallway with the shower room opposite, which houses the gas fired central heating boiler. Door leads into the impressive open plan kitchen with breakfast bar and living room with fantastic large window with a pleasant outlook to the front with distant sea views.

Outside: There is a communal parking to the rear of the block on a first come first serve basis. With further unrestricted parking to the front.

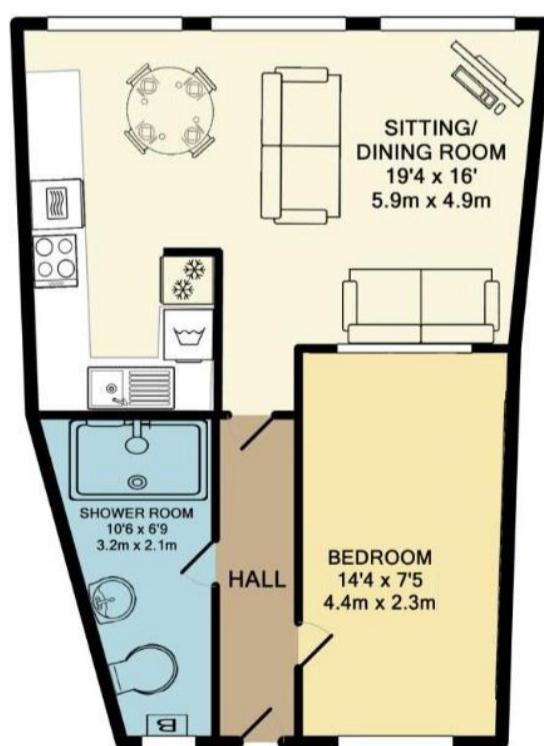
Share of freehold, 999 year lease from 1997 with approx. 971 years remaining

2025 Maintenance approx. £1060 per annum

EPC tbc

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

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TOTAL APPROX. FLOOR AREA 449 SQ.FT. (41.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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.



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