



PETTENGELLS
ESTATE AGENTS

44b Marine Drive East, Barton On Sea, Hampshire, BH25 7DX
Asking Price £425,000

44b Marine Drive East, Barton On Sea, Hampshire, BH25 7DX

- Stunning two double bedroom ground floor sea front apartment
- Spacious lounge/dining room with sea views
- Fully fitted kitchen with separate utility room
- Master bedroom with walk in wardrobe and ensuite shower room
- Main family bathroom
- Patio to the front plus additional rear small courtyard
- Garage with electric door plus further parking
- Share of freehold (subject to probate)
- Exclusive development comprising of only four dwellings
- Chain free sale

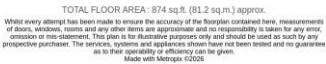




Accommodation: From the main entrance with security entry phone system, you enter into the communal hallway which accesses only two other properties with the front door of 44b opening into the spacious hallway with double coats cupboard and airing cupboard next to. Bedroom one has a range of built in wardrobes and an ensuite shower room, with window to the side and a further door opening to a private small courtyard garden which has been paved. Bedroom two is also a good size double with built in wardrobes and window to the side. The fitted kitchen comprises of electric oven, hob and extractor hood, dishwasher and fridge freezer, where also the gas fired central heating boiler is located, with a opening into the dining room with sea views. There is a separate utility room with space for tumble dryer and washing machine with the main family bathroom next to. The L shaped lounge with feature fire surround has double doors leading onto the patio with beautiful sea views and in turn flows into the dining area with window with also delightful sea views.

EPC: C, Council tax band: E, Tenure: Share of freehold with last annual maintenance of approximately £1250. No ground rent.

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