PETTENGELLS
ESTATE AGENTS

1 Harbour Court, Sea Road, Barton On Sea, Hampshire, BH25 7NH
Asking Price £282,500

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- Sea front apartment on ground floor
- Two bedrooms
- Living/dining room
- Kitchen
- Bathroom
- Garage & parking space
- Communal gardens
- Chain free sale
- Close to Cliff House Restaurant
- Share of freehold/ long lease

SEA FRONT FLAT WITH SHARE OF FREEHOLD, AVAILABLE 'CHAIN FREE'.
Accommodation: This flat's front door opens to an entrance hall which in turn leads to the living/dining room, this has a feature fireplace and large window with lovely sea and Island view. Similarly bedroom one gives the same coastal view and has a fitted wardrobe. Bedroom two has a further fitted wardrobe. There is a well appointed modern kitchen which has integrated appliances as well as 'white goods' included: Double oven, hob, hood, dishwasher, washing machine, tumble dryer, fridge, and also houses the gas boiler. There is a bathroom with shower over the bath.

Outside: There is a lovely area of communal gardens to the front of the building which enjoys a sunny aspect. To the rear is a garage measuring 17'4" x 9'2" with power supplied.

Tenure: This flat has 973 years left on the long lease (ie until year 2999) and includes a share of freehold. Annual service charge £2000. No ground rent. Pet Allowed.

EPC: D, Council tax band: C

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

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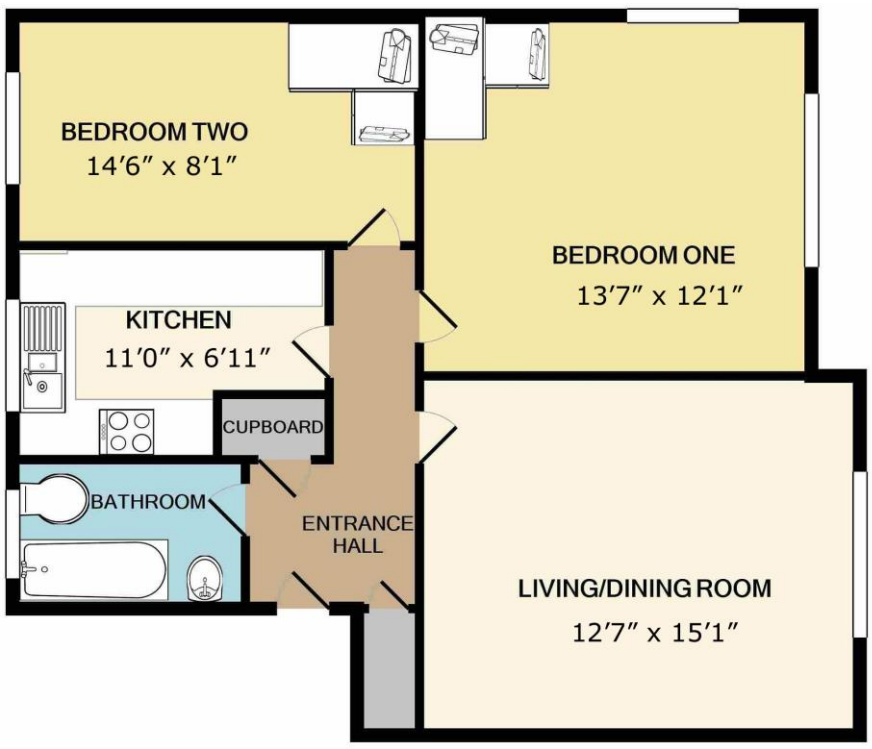

TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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
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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 surveyor to report before proceeding, and we will assist whenever possible.

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