

PETTENGELLS
ESTATE AGENTS

14 Westminster Court, Marine Drive, Barton On Sea, Hampshire, BH25 7EL
Asking Price £279,950

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

- Seaside apartment offered chain free
- With coastal view
- Benefit of south facing patio
- Living/dining room
- Kitchen/breakfast room
- Two bedrooms
- Shower room
- Garage
- 130 year lease
- Electric heating













IMPRESSIVE TWO BEDROOM GROUND FLOOR SEAFRONT FLAT WITH THE BENEFIT OF SOUTH-FACING PATIO, GARAGE, LONG LEASE, AND A LOVELY COASTAL VIEW. LOTS OF AMENITIES CLOSE BY INCLUDING RESTAURANT, CAFE AND LOCAL SHOP. OFFERED CHAIN FREE

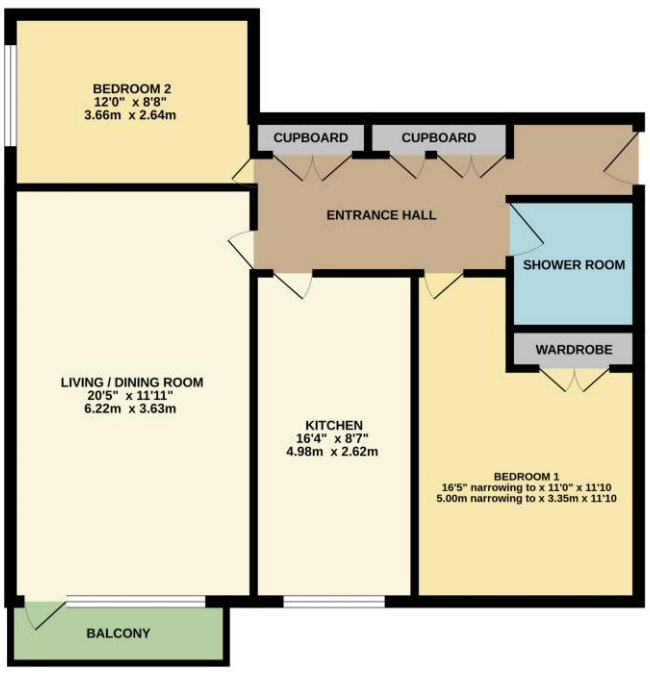
Accommodation: There is an entry phone system at the communal front door and then this flat's own front door opens to a large and welcoming entrance hall with lots of storage. The living/dining room faces south and has a sea view. Similarly, the spacious kitchen/breakfast room. Indeed the main bedroom also has a sea view as well as a fitted wardrobe. There is a second bedroom which is also a double, and a shower room.

Outside: This apartment has the benefit of a lovely south-facing patio off the living room from which there is a sea view. To the rear of the building is a garage in a block. There are lovely communal lawned gardens to the front.

EPC: D, Council tax band: C, Tenure: Leasehold 130 years remaining until 2157, no ground rent, last annual maintenance £1900, pet considered.

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

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TOTAL FLOOR AREA : 850sq.ft. (79.0 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. 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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