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11 Marine Point, 72 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7HQ
Offers Over £249,000

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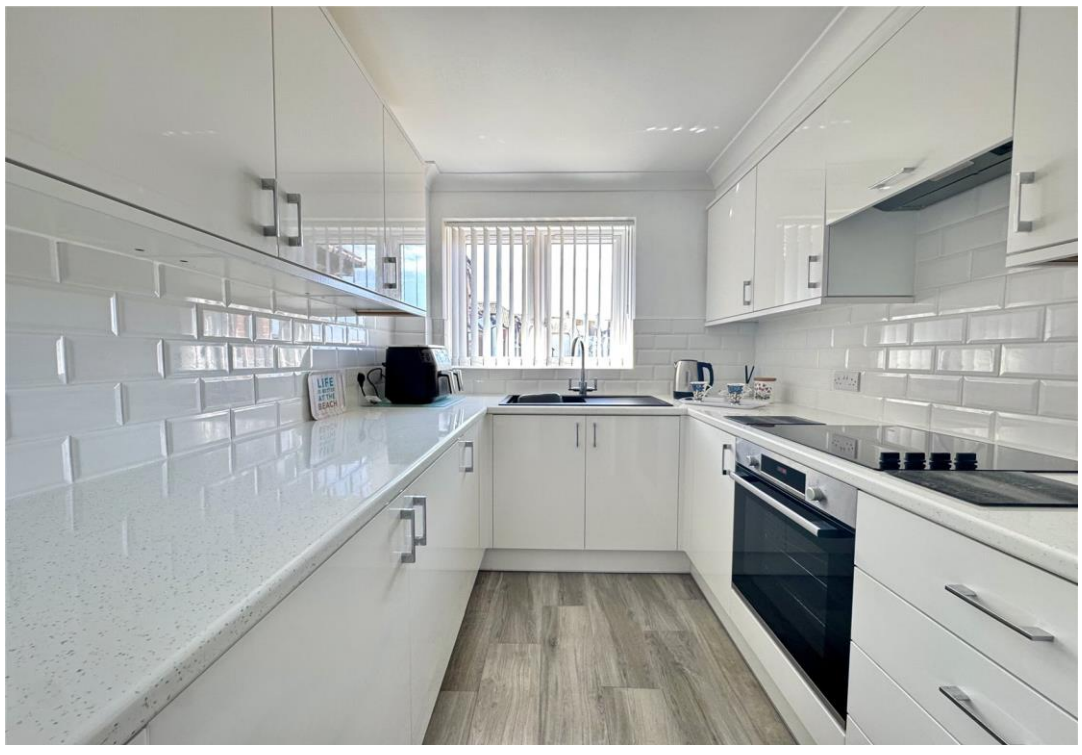
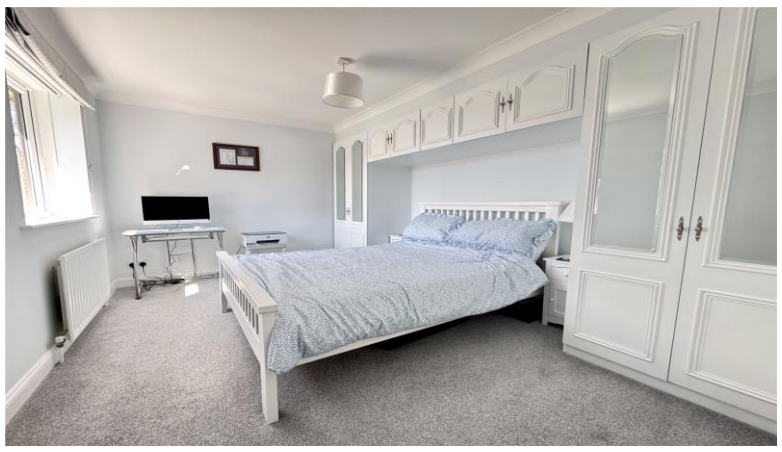
- Two double bedroom first floor apartment
- A stones throw from Barton cliff top and amenities
- Fitted wardrobes to both bedrooms
- Ensuite bathroom and further shower room
- Modern and fully fitted kitchen
- Large living/dining room
- Garage with mezzanine floor for extra storage
- Replacement double glazing March 2026
- Share of freehold
- Offered chain free





A STUNNING TWO DOUBLE BEDROOM TWO BATHROOM, FIRST FLOOR APARTMENT WITH LIFT, IN A FANTASTIC POSITION A FEW MOMENTS FROM BARTON CLIFFE TOP WITH ITS RESTAURANTS, CAFES AND SHOPS, OFFERED CHAIN FREE.

Accommodation: The communal front door with security entry phone receiver opens into the hallway with lift and stairs leading to the first floor with the front door of flat 11 opening into the spacious entrance hall. Door leads to the bright and spacious living/dining room with full height windows which faces approximate south. The well laid out kitchen has built in electric hob and oven with extractor above as well as under counter fridge and freezer with the gas fired central heating boiler neatly tucked away in a full height cupboard. The master suite has a comprehensive range of fitted wardrobes leading to the spacious ensuite bathroom with shower over bath. The second bedroom is also an good size with a further range of fitted wardrobes, with the main family shower room with double shower adjacent. From the hallway there is a large storage cupboard with hanging space which also has plumbing for a washer/dryer.

Outside: There are communal grounds surrounding Marine Point all looked after under the management company, with a garage in a block close by measuring 4.74m x 2.4m (15.6' x 7'8) with the added benefit of a mezzanine floor giving further storage, with communal parking for residents on a first come first serve basis.

Share of freehold with no ground rent payable and last annual maintenance charge of just under £2800 per annum, Council tax band: D, EPC: C

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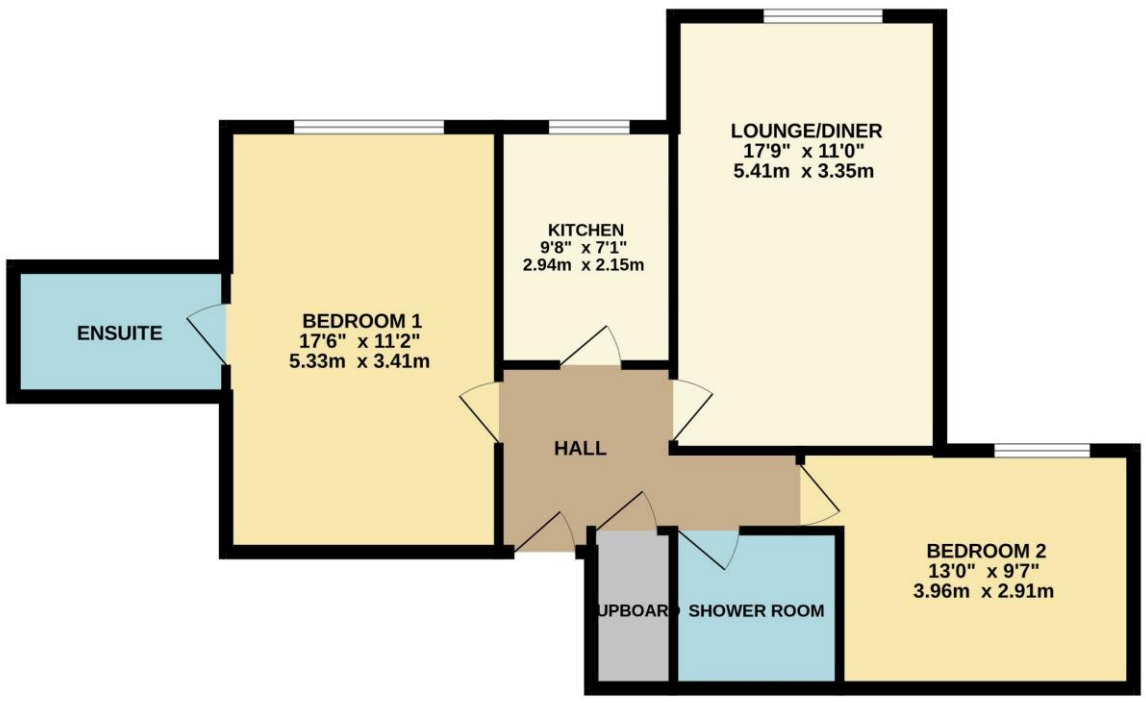

TOTAL FLOOR AREA : 798sq.ft. (74.1 sq.m.) approx.

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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