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44b Marine Drive East, Barton On Sea, Hampshire, BH25 7DX
Offers Over £400,000

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 (subject to probate)

A FABULOUS TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT, WITH SEA VIEWS TOWARDS THE ISLE OF WIGHT AND ACROSS TO OLD HARRYS ROCKS, OFFERED CHAIN FREE.

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.

Outside: To the front and rear of the building are communal areas of lawned gardens, with a lovely patio area directly accessed from the apartment where you have delightful sea and island views. There is a further area of courtyard gardens which is accessed from the master bedroom. There is a garage to the rear measuring 17' x 8'7 with electric door, to the side there is a bike store and bin store area.

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

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

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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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