

PETTENGELLS
ESTATE AGENTS

11 Westminster Court, Marine Drive, Barton On Sea, Hampshire, BH25 7EL
Asking Price £289,950

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- Wonderful apartment on sea front
- Splendid coastal views
- Spacious living room with bi-fold doors to
- Balcony with glorious vista
- Well appointed kitchen
- Two bedrooms & bathroom
- Extended lease
- Garage
- Chain free sale
- Electric heating













FABULOUS SEA FRONT APARTMENT OFFERED CHAIN FREE. BALCONY, GARAGE, EXTENDED LEASE, STUNNING VIEWS.

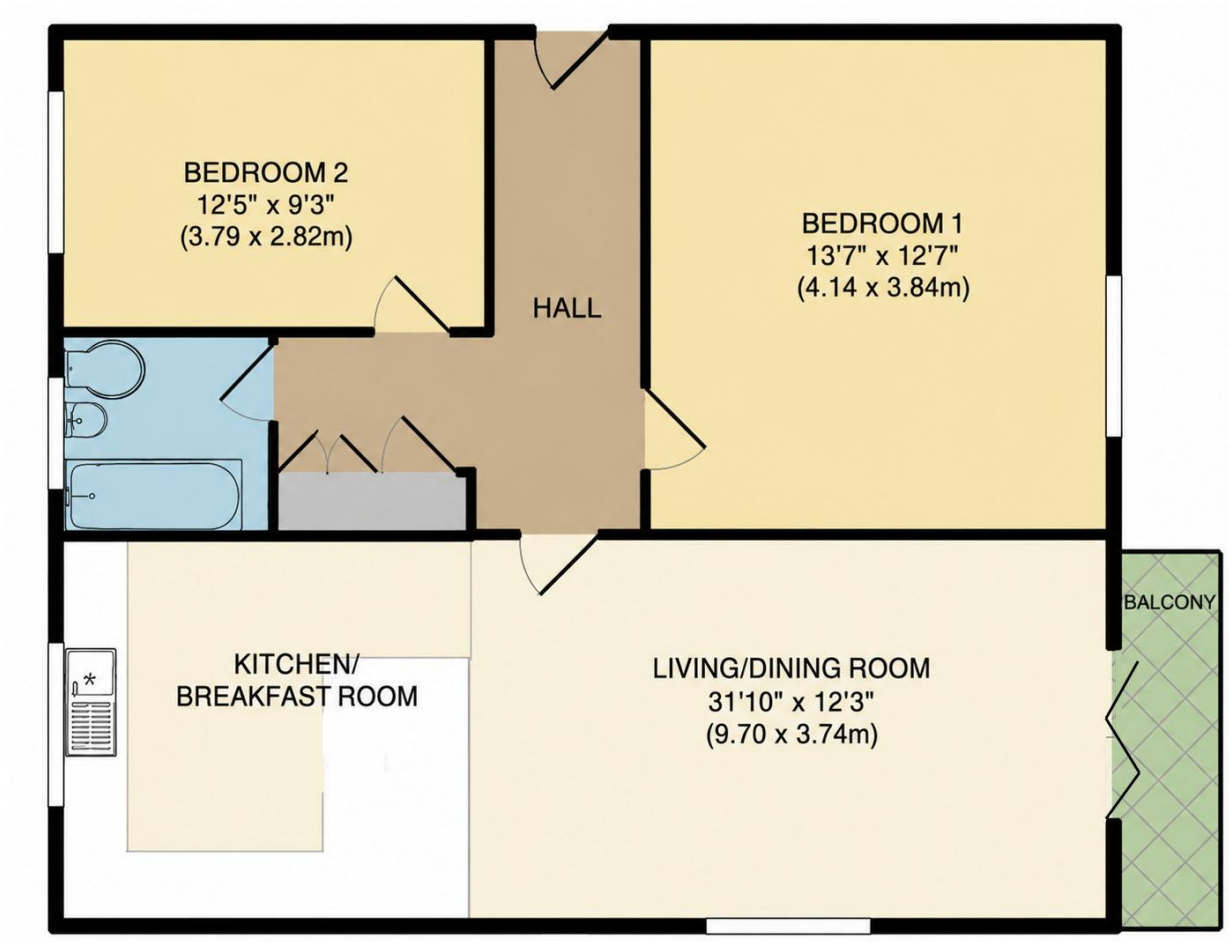
Accommodation: Communal entrance on the ground floor, leads to staircase then leads to second/top floor, where this flat's front door opens to the hallway, this is spacious and leads into the splendid open plan living space comprising well-appointed kitchen and an impressive living room with spectacular sea views and bi-fold doors leading out to the balcony with the wonderful panoramic vista. There are two bedrooms and a bathroom.

Outside: This development has lovely gardens. There is a garage. This flat of course has the benefit of the balcony with a superb sea view.

EPC: F, Council tax band: C, Tenure: Leasehold, 130 years until 2157, no ground rent, last annual service charge £1920, approx floor area 785 sq ft. There are pets in the building.

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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