



PETTENGELLS
ESTATE AGENTS

6 Barton House, 2 Marine Drive, Barton On Sea, BH25 7EF
Asking Price £450,000

6 Barton House, 2 Marine Drive, Barton On Sea,
BH25 7EF

- Splendid two bedroom first floor apartment
- Lovely sea views from lounge and ...
- Balcony
- Living/dining room
- Garage
- Share of freehold & 968 year lease
- Kitchen
- Bathroom and ensuite
- Chain free sale
- Lift access





WE ARE DELIGHTED TO OFFER AS A 'CHAIN FREE' SALE, THIS TWO BEDROOM, TWO BATHROOM, FIRST FLOOR APARTMENT, WHICH HAS FURTHER BENEFITS INCLUDING A SHARE OF FREEHOLD, BALCONY WITH SEA VIEW AND A GARAGE.

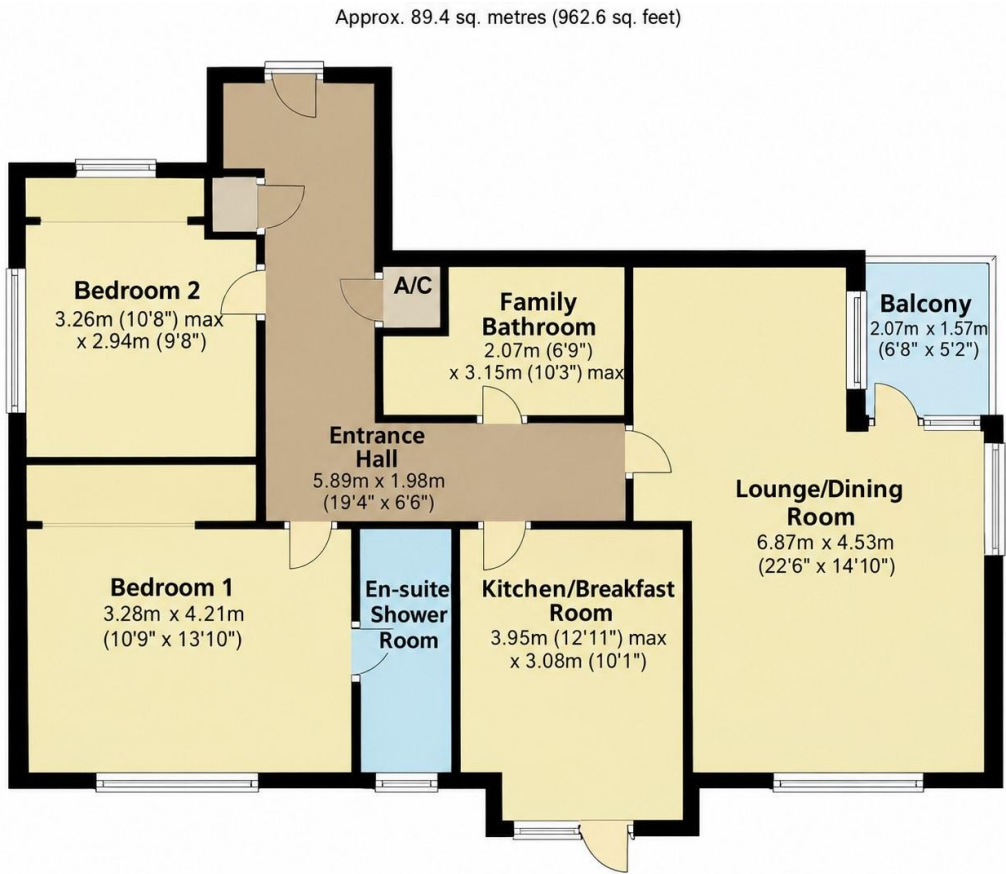
Accommodation: There is a main door on the ground floor with entry phone system. Staircase or lift then lead to the first floor where this flat's front door opens to the welcoming hall. This has good storage and leads into the lovely bright living/dining room. There are separate lounge and dining areas and a door to the balcony. There is a well appointed kitchen which also houses the gas boiler for the central heating. There are two double bedrooms, both built in wardrobes. Bedroom one has the benefit of an ensuite shower room with window. There is then a further shower room. Use of superb large loft space, accessed by loft ladder.

Outside: There is a lovely communal mainly lawned garden to the front. This flat of course has the benefit of the balcony with its lovely coastal view. There is a garage in a block.

EPC: C, Council tax band: E, Tenure: Share of freehold, the most recent annual service charge was £2,000. No ground rent, 968 years remaining on the lease. Sorry no pets.

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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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