



2 Barton Firs, 55 Western Avenue, Barton On Sea, BH25 7QA
Price £320,000

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2 Barton Firs, 55 Western Avenue, Barton On Sea,
 BH25 7QA

- Chain Free Sale
- Close To Seafront
- Two Bedroom Flat
- Own Driveway
- 19' Garage
- Communal Gardens
- Own Front Door
- Well Presented
- Bathroom & Ensuite
- Living/dining Room & Kitchen





IMPRESSIVE FLAT CLOSE TO SEAFRONT!
Situating just a short distance back from Barton clifftop, we are pleased to offer this well presented two bedroom ground floor flat with the benefit of its own front door ie no communal entrance. It has a fairly modern kitchen, and bathroom and ensuite. There is a drive garage and communal gardens. Newly decorated and carpeted.

Accommodation: The entrance hall leads into the living/dining room with bay window to front, there is a fairly modern kitchen/breakfast room and bathroom. There are two double bedrooms with bedroom one having an ensuite shower room, so two WC's in total.

Outside: This flat has the unusual benefit of a driveway giving off road parking and this leads to the garage (19'9" x 9'). This has pitched roof giving potential for storage, a window to the rear and power points. There are communal mainly lawned gardens to front and rear.

Tenure: We are informed by the seller that there are approximately 64 years remaining on the original lease. They have enquired as to a cost to extend the lease and have been quoted a figure of approximately £28,000 and they are happy to get this process under way for a new buyer to pay for.

Council tax band: C, **Tenure:** Leasehold, **Maintenance:** Figure tbc and **Ground rent:** £65, **Total Approx Floor Area:** 678 SQ FT

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

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TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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

IMPORTANT: 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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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