



PETTENGELLS
ESTATE AGENTS

35 Homegrange House, Shingle Bank Dr, Milford On Sea, Hampshire, SO41 0WR
£130,000

35 Homegrange House, Shingle Bank Dr, Milford On Sea, Hampshire, SO41 0WR

- Top Floor Apartment
- One Bedroom
- Living Room
- Kitchen
- Shower Room
- Communal Gardens
- Residents Lounge
- Sea Views





McSTONE FLAT FOR OVER 55'S WITH SEA VIEW!

We are pleased to offer as a chain free sale, this one bedroom top/second floor McCarthy & Stone apartment, enjoying an enviable location on the fringes of Milford village and benefitting from an amazing sea view. Approx 55 years left on the lease.

Outside: - There are lovely communal grounds as shown in picture 8 and there is a parking area to the front albeit with limited spaces.

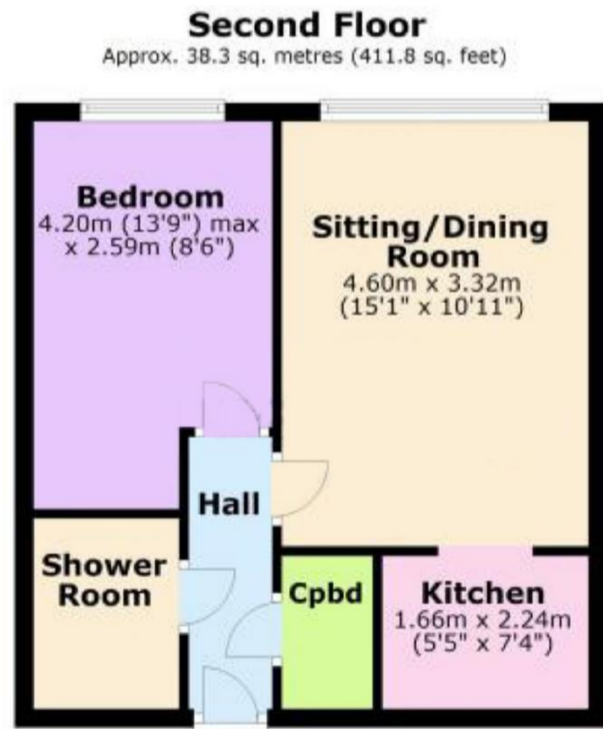
General: - This development benefits from a lovely residents' lounge (shown in picture 10). There is also a laundry room and a visitors suite. There is a house manager on site at times and a 24 hour Careline facility to give reassurance to residents and their relatives alike.

Outgoings: - We understand that the most recent combined annual maintenance and ground rent charge was approximately £3500.

Epc: C, Council Tax Band: B, Tenure: Leasehold

PETTENGELLS
ESTATE AGENTS

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

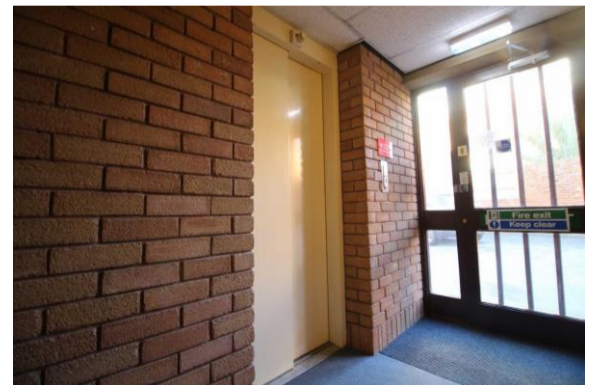


Total area: approx. 38.3 sq. metres (411.8 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'

35 Homegrange Hse, Shinglebank Drive, Milford on Sea, Lymington

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.



PETTENGELLS
ESTATE AGENTS

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