



**PETTENGELLS**  
ESTATE AGENTS

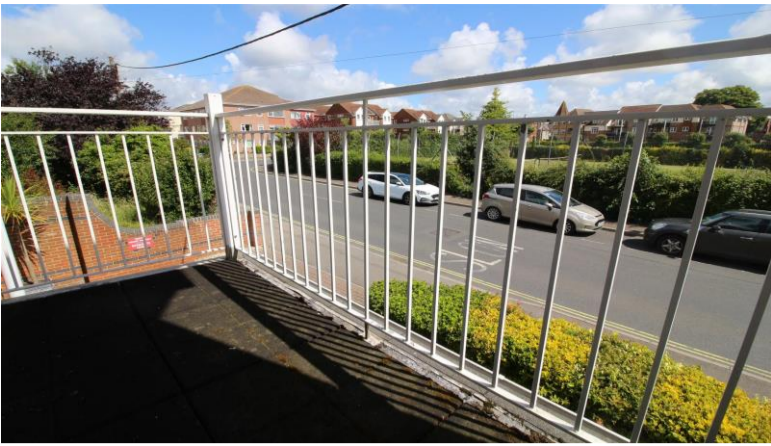
6 Virginia House, Whitefield Road, New Milton, Hampshire, BH25 6DZ  
Asking Price £179,950

6 Virginia House, Whitefield Road, New Milton,  
Hampshire, BH25 6DZ

- Convenient Central Location
- Close to Amenities & Station
- Modern First Floor Flat
- Balcony & Communal gardens
- No stamp duty to pay!
- Living Room
- Kitchen
- Bedroom
- Bathroom
- 109 Years On Lease







**ONE BEDROOM FLAT WITH BALCONY!**

We are pleased to offer as a chain free sale, this quality modern property with easy walking distance to the town and railway line. Short drive to the beach. Virginia House was constructed by well known local builders Pennyfarthing in 2006. The first floor apartment is accessed via communal doors with security entry system with stairs and passenger lift to all floors.

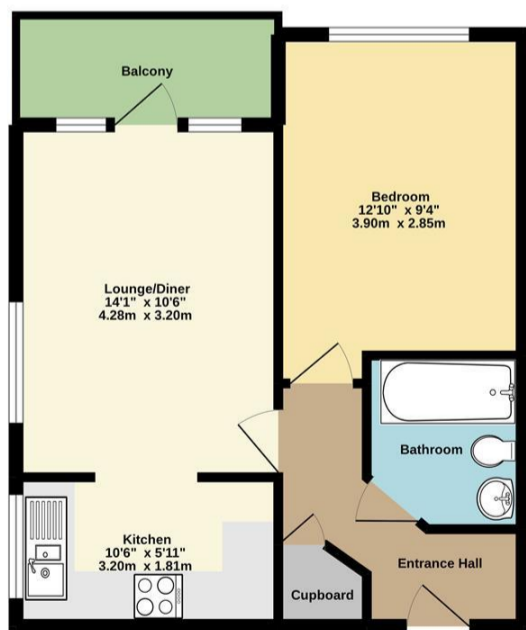
Entrance hall with airing cupboard, security entry phone and central heating thermostat. A lovely double aspect sitting/dining room and UPVC double glazed casement doors onto a splendid balcony enjoying a view over the greens and sports facilities. Modern bright kitchen fitted with range of timber effect wall and base units with a contrasting worktop and a one and a half bowl sink with mixer tap over and garburator, integrated Hotpoint double electric oven with gas hob and extractor over, ample space for tall fridge/freezer, wall mounted gas fired boiler, part tiled walls and integrated washing machine. The double bedroom fitted with a high quality carpet and UPVC windows leads to the bathroom with newer bath/shower with glass shower screen, wash basin with storage beneath, WC and extractor fan.

With well maintained communal areas, allocated parking and a private rear garden this property is not to be missed and an internal viewing is high recommended. New Milton is a thriving market town on the western edge of Hampshire. The area lies on a scenic stretch of the Solent coastline with stunning views to the Isle of Wight and beautiful costal walks. Lease: 125 years from 1/07/06, Most recent annual maintenance and ground rent charges £1749 and £300 respectively. Note: The property is currently rented out and should an investment buyer be interested in purchasing then the existing tenant would likely be happy to stay in residence so immediate income guaranteed! EPC: B, Council tax band: A, Tenure: Leasehold

**PETTENGELLS**  
ESTATE AGENTS

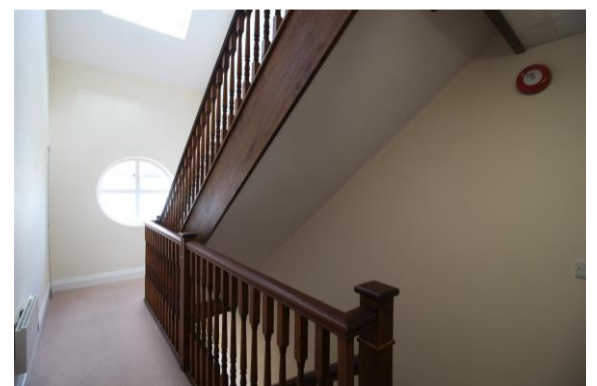
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA - 439 sq.ft. (40.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, areas 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MyHome 12/2022

**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