



PETTENGELLS
ESTATE AGENTS

7 The Scarletts, 60 Whitefield Road, New Milton, Hampshire, BH25 6FA
Asking Price £359,950

7 The Scarletts, 60 Whitefield Road, New Milton,
Hampshire, BH25 6FA

- Pennyfarthings built luxury ground floor apartment
- Three bedrooms
- Open plan living accommodation
- Separate Utility room
- Lounge opens onto patio area
- Ensuite shower room to master bedroom
- Further family bathroom
- Central location, close to shops/station
- Car-port & lockable shed with power
- Viewing recommended





LUXURY THREE BEDROOM GROUND FLOOR APARTMENT, SITUATED CONVENIENTLY IN THE TOWN CENTRE

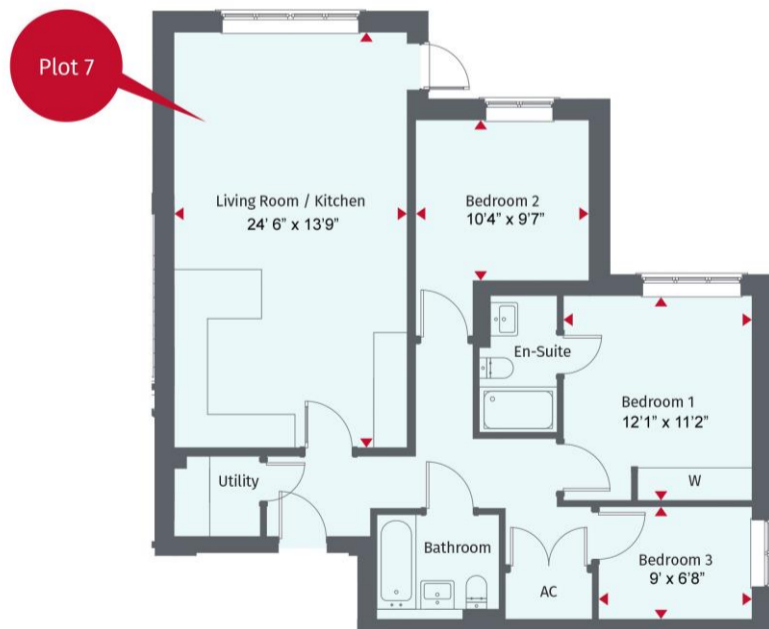
Accommodation: The main entrance is at the rear of The Scarletts which opens into the communal area. This flat's front door opens into the spacious hallway. Doors lead into the impressive, modern, open plan kitchen which leads into the double aspect lounge with door onto the private patio area. From the hallway there is a very useful utility room with space for washing machine & dryer, with fitted cupboards. There are three bedrooms (bedroom two currently being used as a separate dining room) with the master bedroom benefitting from a range of built in wardrobes and ensuite shower room. There is a further family bathroom to compliment this.

Outside. The covered car port is the closest one to the patio area, with a lockable store room next to with lighting and power.

EPC: B, **Council tax band:** D, **Approx floor area:** 915 sq ft, **Tenure:** Leasehold 125 years from 1st Feb 2016, approx 117 years remaining. The vendors have informed us that the yearly maintenance is £1550 p/a & £380 p/a for the ground rent.

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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. The flood risk is deemed as 'very low' unless stated otherwise. 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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