



PETTENGELLS
ESTATE AGENTS

4 The Silvers, 54 Whitefield Road, New Milton, Hampshire, BH25 6DG
Asking Price £210,000

4 The Silvers, 54 Whitefield Road, New Milton, Hampshire, BH25 6DG

- First floor flat in the heart of town
- 962 Years on lease
- Chain free sale
- Close to station/ shops
- Garage with power
- Balcony
- Two double bedrooms
- Kitchen & Bathroom
- Living room





TWO BEDROOM FIRST FLOOR FLAT IN SMALL BLOCK, CONVENIENT LOCATION IN TOWN CENTRE, GARAGE AND LONG LEASE.

Accommodation: The building has an entry phone system and a staircase then rises to the first floor where this flat's front door opens to the hallway. There is a living/dining room which opens out to the balcony, this has a pleasant outlook along Whitefield Road for those who want to watch the world go by, and the tennis courts and bowling green give a pleasant backdrop. There are two double bedrooms, a kitchen and a bathroom.

Outside: The driveway to the rear of the building goes through the arch. There is an area of communal garden which enjoys a bright aspect for the afternoon sun, there is a parking area next door and this flat has the benefit of its own garage 4.95m x 2.5m with power supplied. The aforementioned balcony.

EPC: C, Council tax band: C, Tenure: Leasehold, 999 years from 1989, last annual maintenance £576 x2, Ground rent £50 per annum, sorry no pets. Approx floor area 560 sq ft.

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



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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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