

No Age Restriction!



PETTENGELLS
ESTATE AGENTS

6 Eastlands, New Milton, Hampshire, BH25 5PH
Asking Price £215,000

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- House on popular development
- Two bedrooms
- Modern kitchen
- Living/dining room
- Shower room
- Electric heating
- Must be owner occupied
- Lovely wooded backdrop
- Close to Tesco/Aldi
- Leasehold home





IMPRESSIVE HOUSE ON POPULAR DEVELOPMENT.

We are pleased to offer this Coltens built two bedroom home as a chain free sale.

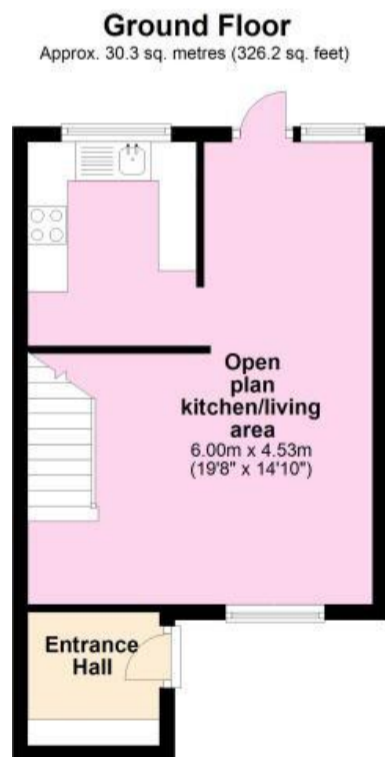
Accommodation: The entrance hall provides a good storage area and leads into the living/dining room with the dining area opening out to the garden. There is a modern kitchen also overlooking the rear. Upstairs the first floor landing leads into the two bedrooms, bedroom one being a good size and having a generous built in wardrobe. Bedroom two has the pleasant wooded backdrop to the rear. There is a shower room with a window.

Outside: To the front of the house there is an area of mainly lawned garden which is maintained under the maintenance agreement which is currently circa £491.94 a year. The rear garden is mainly paved for ease of maintenance, there is also a garden shed, a gate affords rear access and there is a pleasant wooded backdrop behind. Parking areas closeby.

EPC: D, **Council tax band:** B, **Tenure:** Leasehold Approx 199 year lease from 1981 ie 156 years remaining. Under 35 age covenant does not apply to this sale but would apply on a future re-sale.

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*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.
Plan produced using PlanUp.

6 Eastlands, New Milton



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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