



PETTENGELLS
ESTATE AGENTS

3 Forest Pines, New Milton, Hampshire, BH25 5SS
Asking Price £235,000

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- Impressive first floor flat/ maisonette
- Lovely comunal gardens
- Garage
- Balcony
- Chain free sale
- Private front door
- Living room & dining room
- Bathroom
- Kitchen
- Two double bedrooms with fitted wardrobes





OFFERED 'CHAIN FREE', THIS IMPRESSIVE TWO BEDROOM FIRST FLOOR FLAT/MAISONETTE HAS FEATURES INCLUDING PRIVATE FRONT DOOR, TWO RECEPTION ROOMS, BALCONY, GARAGE AND SHARE OF FREEHOLD.

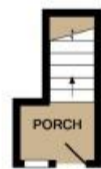
Accommodation: Front door on the ground floor, ie not communal entrance and this leads up to the main hallway, which in turn then leads to a lovely bright lounge which opens up the balcony and also to a separate dining room, which could even be adapted to create a third bedroom. There is a kitchen overlooking the communal grounds and two double bedrooms, each with fitted wardrobe. There is a bathroom and cloakroom/WC.

Outside: There are pleasant lawned communal gardens that are looked after under the maintenance agreement in front of and behind the building and there is a garage nearby. This flat also has the benefit of its own balcony off the living room.

EPC: C, Council tax band: C, Tenure: Leasehold, 945 years plus share of freehold, last annual maintenance £1,200 approx

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



ENTRANCE FLOOR
APPROX. FLOOR
AREA 38 SQ.FT.
(3.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 885 SQ.FT.
(82.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 520513



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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