



**PETTENGELLS**  
ESTATE AGENTS

49 Eastlands, New Milton, Hampshire, BH25 5PJ  
**Asking Price £185,000**

## 49 Eastlands, New Milton, Hampshire, BH25 5PJ

- Ground floor apartment
- Two bedrooms
- Open plan living area
- Direct access onto communal gardens
- Parking area
- Under 35's to buy
- Viewing advised
- Double glazing
- Approx 155 years remaining on lease
- New consumer unit June 2025





A LOVELY TWO BEDROOM GROUND FLOOR APARTMENT FOR THE UNDER 35'S.

Accommodation: From the communal entrance with entry phone receiver the front door for 49 is immediately on the left hand side. Front door opens into the hallway with a handy storage cupboard. There is two bedrooms and a bathroom with a window. From the hallway a door leads into the impressive open plan triple aspect living/dining room and kitchen, with a door leading directly onto the communal garden.

Outside: There is a communal parking area to the front and to the rear is a lovely area of communal gardens.

EPC: E, Council tax band: B, Tenure: Leasehold approx 155 years remaining on lease, expires 2180, Maintenance for 2025: £1234.34 p/a.

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

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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.

49 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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