



**PETTENGELLS**  
ESTATE AGENTS

78 Eastlands, New Milton, Hampshire, BH25 5PH  
Offers in excess of £215,000

### 78 Eastlands, New Milton, Hampshire, BH25 5PH

- Two double bedroom ground floor flat
- Own personal entrance, not communal
- Large living/dining room
- Double glazed
- Electric heating with replaced modern style heaters
- Not age restricted
- 159 years remaining on the lease
- Popular development close to amenities
- Lovely communal gardens, parking area close
- Kitchen & bathroom





A SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT WITH ITS OWN PERSONAL FRONT DOOR SITUATED ON THIS POPULAR DEVELOPMENT.

Accommodation: Your own personal front door opens into entrance hall with storage cupboard and door into the large living/dining room with pleasant outlook to the front. There is a well appointed kitchen with window overlooking the side. The inner hall has large airing cupboard with hot water cylinder and leads to two double bedrooms with bedroom two having fitted wardrobe. From the inner hallway there is a bathroom with shower over and with window side.

Outside: There is pleasant communal gardens with parking in the communal parking areas.

EPC: D, Council tax band: B, Tenure: Leasehold until 2184, last annual maintenance £1137, ground rent TBC

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

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metreage (2022)

**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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