



PETTENGELLS
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12 Chessel House, Fernhill Lane, New Milton, Hampshire, BH25 5WR
Asking Price £250,000

12 Chessel House, Fernhill Lane, New Milton,
Hampshire, BH25 5WR

- Two double bedrooms
- Main bedroom - ensuite shower room & fitted wardrobes
- Main family bathroom
- Living/dining room with Juliet balcony
- Well appointed kitchen
- First floor apartment with lift
- Close to New Milton town centre
- Double glazed and gas fired central heating



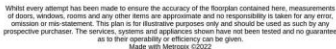


Accommodation: On the ground floor a secure entry phone system accesses the communal hallway with flight of stairs and lift leading to the first floor. Front door opens into spacious hallway with storage cupboard housing meters. There are two double bedrooms with the master bedroom having a wide range fitted wardrobes and en suite shower room, with a main bathroom to complement. The living/dining room has a Juliet balcony which overlooks the front, from the lounge a door leads into the well appointed kitchen with built-in double oven, microwave, gas hob, oven and fridge/freezer. The combination boiler is also housed in the kitchen.

EPC: C, Council tax band: C, Tenure: Leasehold, maintenance £977.73 paid twice a year, ground rent - £295 per annum, 99 year lease from March 2007 with approximately 80 years remaining.

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. 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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