



PETTENGELLS
ESTATE AGENTS

11 Eastlands, New Milton, Hampshire, BH25 5PJ
Asking Price £255,000

11 Eastlands, New Milton, Hampshire, BH25 5PJ

- Stunning two bedroom house
- Open plan Kitchen/dining/living room
- Well appointed and modern Kitchen
- Upgraded electric heating
- Bathroom with window
- Double glazed
- Approximately 154 years remaining on lease
- Popular under 35's to buy development
- Close to New Milton town and amenities
- Communal parking areas





A STUNNING TWO BEDROOM HOUSE IN THIS POPULAR UNDER 35'S DEVELOPMENT WITH VIEWING HIGHLY RECOMMENDED.

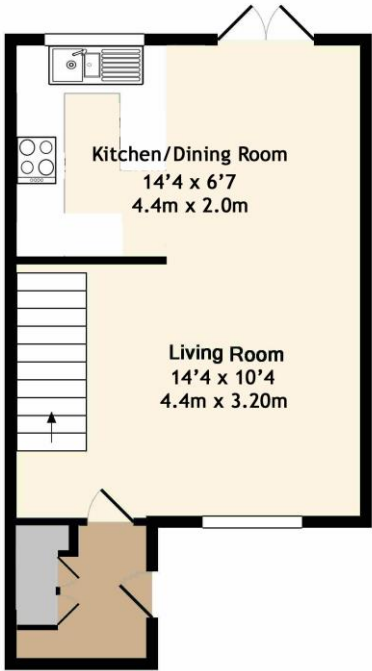
Accommodation: The front door opens into the handy reception hallway with built in cupboards and seating area with door that leads into the living room with stairs to the first floor. The lounge is open plan into the dining area which leads into the lovely and well appointed kitchen with built in appliances. On the first floor there are two bedrooms with bedroom one have a large built in wardrobe and further eves storage, an airing cupboard is on the landing housing the water cylinder and a bathroom with shower over to the rear.

Outside: The front garden is laid to lawn with bin storage area. The rear garden is low maintenance with a pleasant decked and patio area with artificial lawn. There is a gate to the rear leading to the communal parking area.

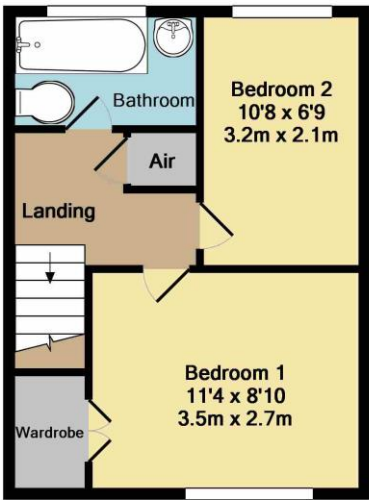
EPC: D, Council tax band: B, Tenure: Leasehold, there are approximately 154 years left on the lease. The service charge for 2025 was £437.32 per annum, which covers the maintenance of the surrounding grounds including the properties front garden. Ground rent is £85

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

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GROUND FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.5 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
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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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