



PETTENGELLS
ESTATE AGENTS

3 Conway Court, Stirling Close, New Milton, Hampshire, BH25 6AR
Asking Price £184,000

3 Conway Court, Stirling Close, New Milton,
Hampshire, BH25 6AR

- Top floor flat
- Walking distance to town centre
- 111 year lease
- Garage
- Balcony
- Chain free sale
- Living room
- Modern kitchen and bathroom
- Two bedrooms
- Electric heating





TWO BEDROOM, TOP/SECOND FLOOR FLAT WITH BALCONY, GARAGE, MODERN KITCHEN AND BATHROOM AND OFFERED AS A CHAIN FREE SALE. THE PROPERTY HAS 111 YEARS REMAINING ON THE LEASE AND IS CONVENIENTLY WITHIN WALKING DISTANCE OF NEW MILTON TOWN/STATION.

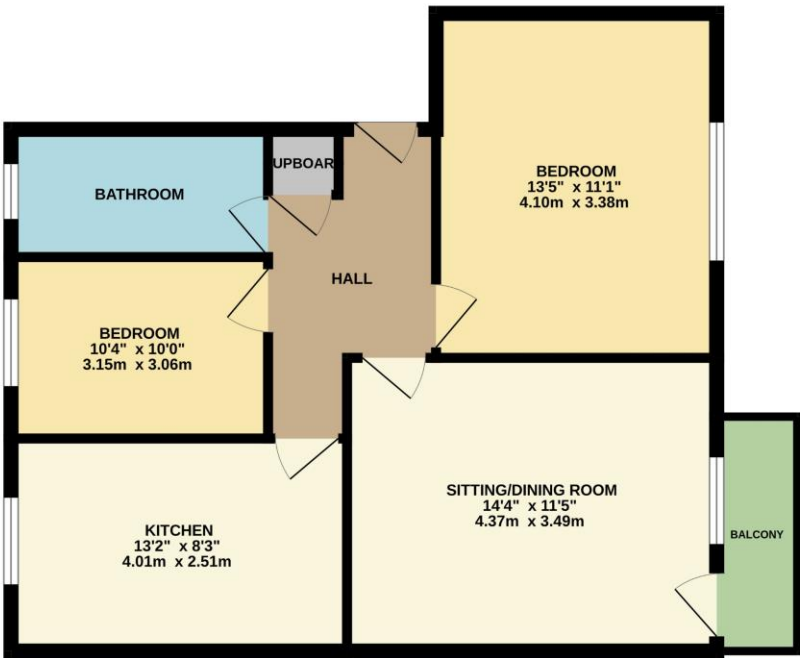
Accommodation: Main front door on the ground floor leads to a staircase and this flat is on the second floor where its front door opens to the hallway. There is a bright living/dining room which opens out to the balcony. The flat has the benefit of an impressive modern kitchen/breakfast room with bright southerly aspect. There are two bedrooms and a fairly modern bathroom with shower over the bath.

Outside: This flat has the benefit of a balcony with quite an interesting elevated outlook. There are mainly lawned communal gardens surrounding the building. The garage is approached via Powis Close. It's the right hand block as you turn in and it's the third garage from the far end.

EPC: D, Council tax band: B, Tenure: leasehold 111 years remaining until 2137, last annual maintenance: £1200. Ground Rent: £160 per annum. Approx floor area 635 sq ft

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 the floorplan 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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