



**PETTENGELLS**  
ESTATE AGENTS

12 Elizabeth House, Whitefield Road, New Milton, Hampshire, BH25 6AN  
Offers Over £250,000

## 12 Elizabeth House, Whitefield Road, New Milton, Hampshire, BH25 6AN

- Superb modern top floor flat
- Two double bedrooms
- Close to town centre & station
- Allocated parking space
- Communal gardens
- Bedroom one with impressive walk in wardrobe
- Well appointed kitchen
- Large living room facing south west
- Bathroom and ensuite
- Lift and stairs





WE ARE PLEASED TO OFFER THIS COMPETITIVELY PRICED TWO BEDROOM, TWO BATHROOM TOP FLOOR FLAT, BUILT BY PENNYFARTHINGS 20 YEARS AGO. CONVENIENTLY CLOSE TO TOWN CENTRE AND STATION AND SERVICED BY A LIFT.

Accommodation: There is an entry phone system at the main front door, stairs or elevator then leading to the top/second floor, where this flat's front door opens to entrance hallway. There is a large living/dining room and this in turn leads to the well-appointed kitchen. There are two double bedrooms, bedroom one having a walk-in wardrobe as well as ensuite shower room. There is then the main bathroom.

Outside: The building has communal gardens. There is a parking area to the rear where this flat does have its own allocated space.

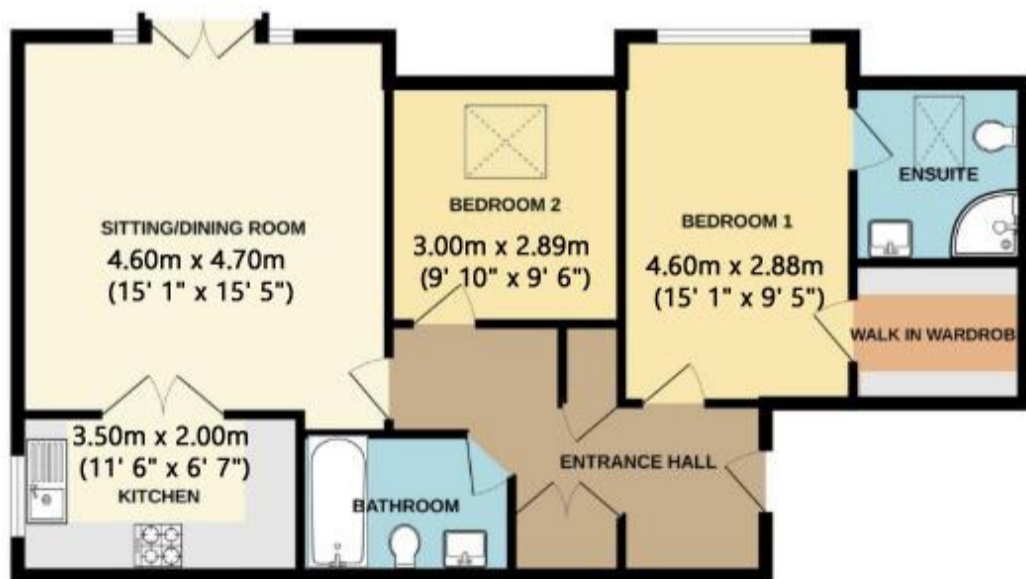
Leasehold: 106 years remaining until 2133, last annual maintenance approx £1800, ground rent £325, pet policy is officially no animals but we understand a dog and house cat have recently resided in the building.

EPC: C, Council tax band: C

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

GROUND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq ft. (74.0 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all areas, volumes, rooms and any other space are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any proposed purchase. The services, systems and appliances shown here are not detailed and no guarantee is given as to their operation or condition.  
Made with Floorplan 12/2020

**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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