

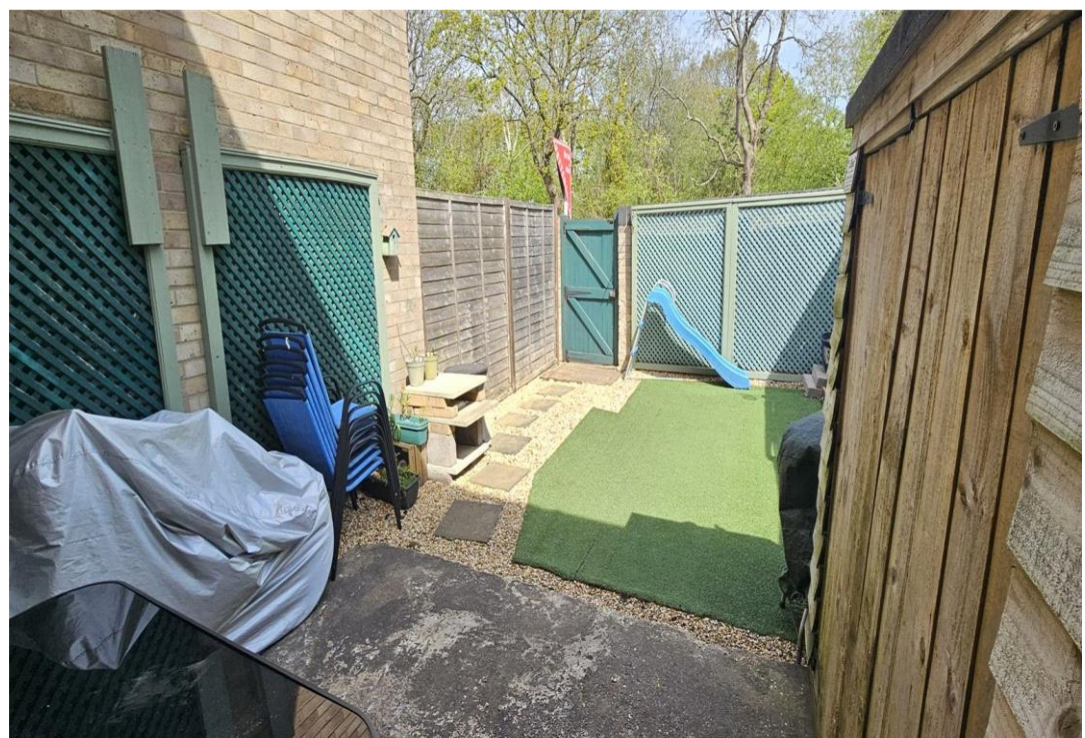
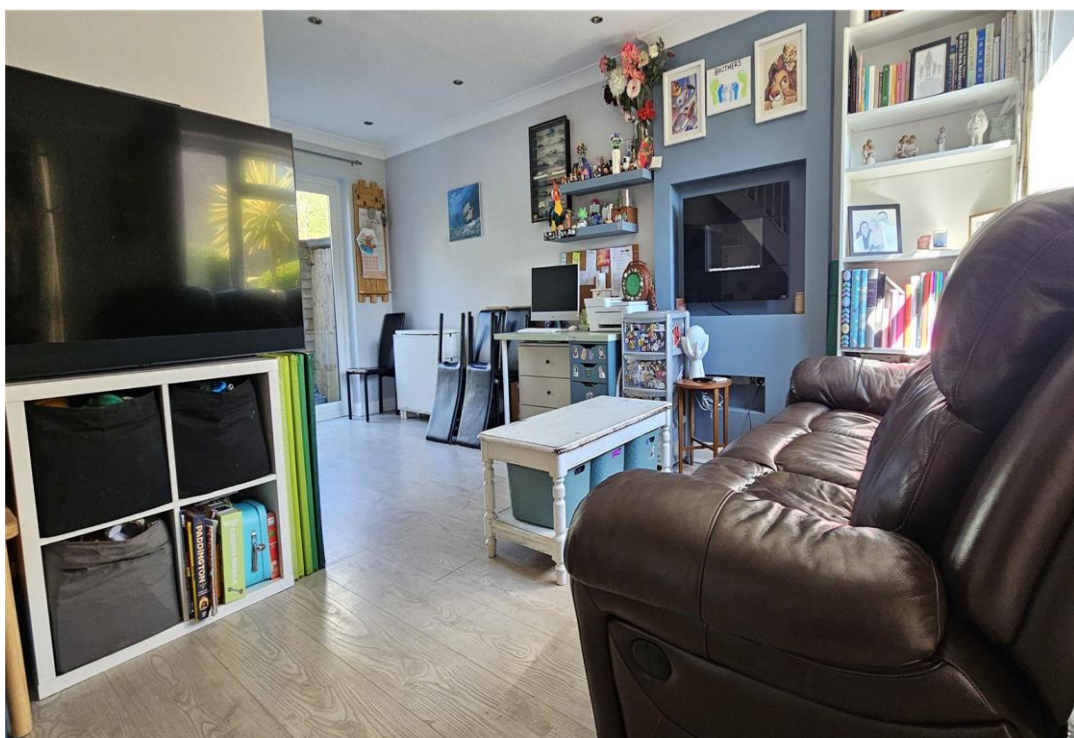


**PETTENGELLS**  
ESTATE AGENTS

4 Eastlands, New Milton, Hampshire, BH25 5PH  
Asking Price £229,950

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

- Two bedroom house
- Popular development
- Gardens
- Nice backdrop
- Living/dining room
- Kitchen
- Bathroom
- Parking area
- Walking distance to town
- Leasehold house





WE ARE PLEASED TO OFFER THIS TWO BEDROOM COLTENS BUILT HOUSE SITUATED ON THE EDGE OF THE EVER POPULAR ASHINGTON PARK DEVELOPMENT WITH A PLEASANT BACKDROP, FOR PURCHASERS 35 OR UNDER.

Accommodation: There is an entrance hall with storage leading into the double aspect living/dining room. Then a kitchen overlooking the rear garden. The first floor landing leads to two bedrooms, one has a generous built-in wardrobe and the rear bedroom enjoys a nice outlook.

Outside: To the front of the house is a garden area, the rear garden is paved for 'ease of maintenance' and does have a pleasant tree line backdrop. On this development there is a general parking arrangement i.e. not allocated.

Note: This development, originally constructed by Coltens, has an under 35 age covenant for buyers, so you need to be under 35 to buy, but you can then remain in the house as long as you wish. These houses cannot be rented out.

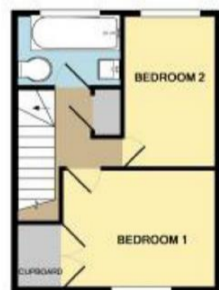
Council tax band: B, Tenure: leasehold, until 2180, 154 years remaining, last annual maintenance charge TBC

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



GROUND FLOOR  
APPROX FLOOR  
AREA 358 SQ.FT.  
(33.2 SQ.M.)



FIRST FLOOR  
APPROX FLOOR  
AREA 268 SQ.FT.  
(24.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.1 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 errors, omissions, or misstatements. 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 is given to their operability or efficiency. See the plan.  
Made at St. Margaret 02/18



**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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