



PETTENGELLS
ESTATE AGENTS

17 Beau Court, 35 Spencer Road, New Milton, Hampshire, BH25 6EW
Asking Price £299,950

17 Beau Court, 35 Spencer Road, New Milton,
Hampshire, BH25 6EW

- Fantastic convenient, central location
- Beautifully presented and very spacious
- Two double bedroom top floor apartment
- Master bedroom with ensuite shower room
- Main bathroom with separate shower
- Impressive 26' lounge/dining room
- Pleasant outlook from the balcony
- Kitchen/breakfast room
- Garage in a block with lighting
- 135 years remaining on the lease





AN INCREDIBLY SPACIOUS TWO DOUBLE BEDROOM TWO BATH/SHOWER ROOM TOP FLOOR APARTMENT IN A FANTASTIC LOCATION ONE ROAD BACK FROM NEW MILTON HIGH STREET.

Accommodation: The ground front door with ramp leads into the communal hallway with stairs leading to the second floor with the front door of 17 opening into the spacious hallway with full height cloaks cupboard. The impressive 26' living/dining room overlooks the front with sliding doors leading on the balcony. To compliment the incredibly spacious lounge there is a well appointed kitchen at the rear which overlooks the communal gardens. There are two double bedrooms both with fitted wardrobes The master bedroom has an ensuite shower room with the main bathroom having a bath and a separate double shower.

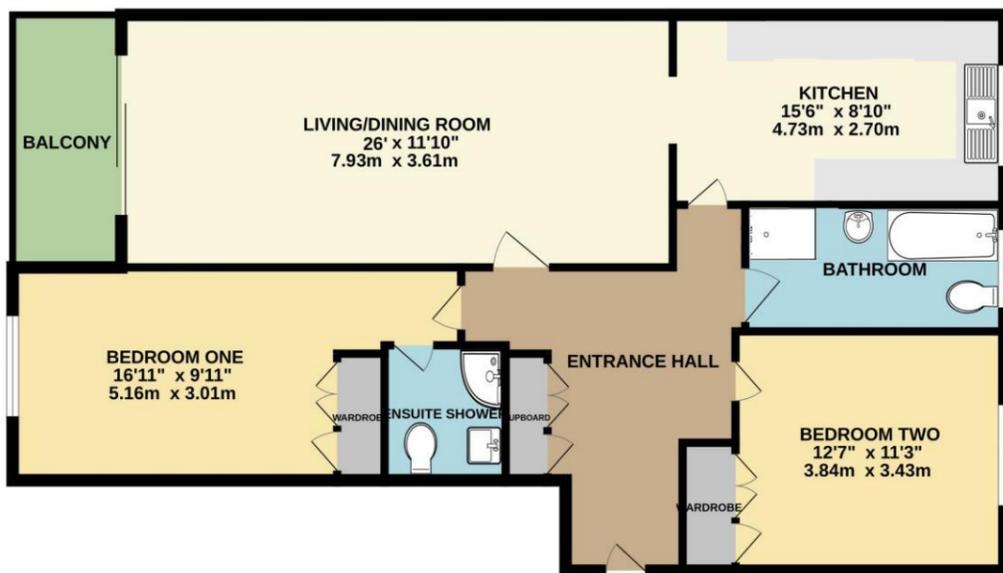
Outside: There are extensive communal gardens and grounds with a parking area for the residents. There is a garage with lighting (measuring 5.61m x 2.64m) in a block, and a bin storage area close by.

Maintenance payment for 2025 was £2000 p/a with no ground rent payable
Lease: 135 years remaining which expires 24 June 2161, Council tax band: D

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

GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA - 1053 sq.ft. (97.8 sq.m.) approx.
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. 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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