



**PETTENGELLS**  
ESTATE AGENTS

5 Isabella House, 38a Whitefield Road, New Milton, Hampshire, BH25 6EE  
Asking Price £189,950

## 5 Isabella House, 38a Whitefield Road, New Milton, Hampshire, BH25 6EE

- Pennyfarthing built one bedroom first floor flat
- Lounge/dining room with balcony
- One double bedroom
- Well laid out kitchen
- Shower room with large walk-in shower
- Convenient central location close to amenities
- Double glazed and gas fired central heating
- Immaculate condition
- Built in 2008 with 107 years remaining on lease
- Vendor suited





A STUNNING PURPOSE BUILT ONE BEDROOM FIRST FLOOR APARTMENT SITUATED IN A CONVENIENT LOCATION IN NEW MILTON TOWN CENTRE.

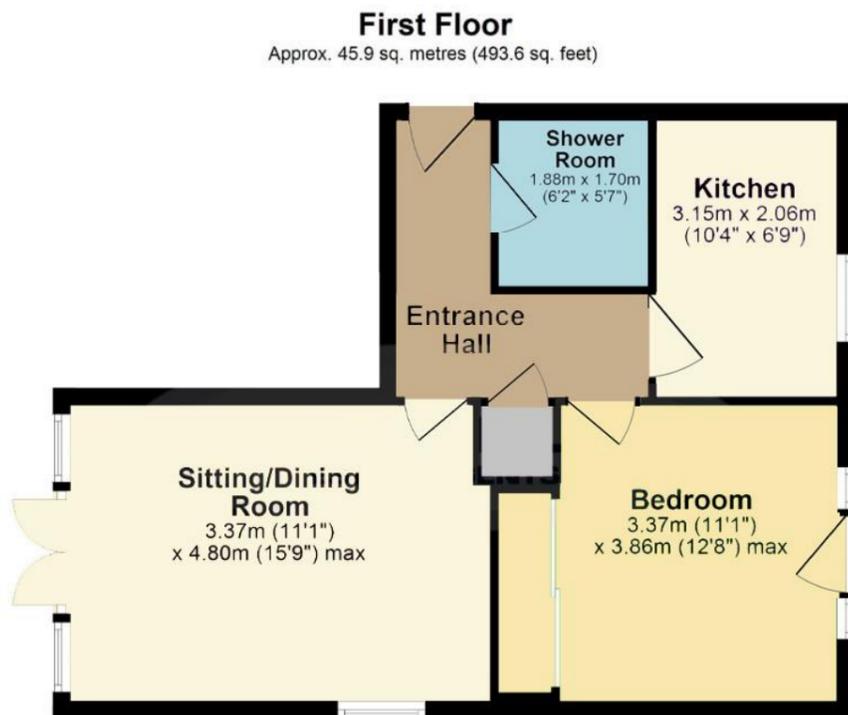
**Accommodation:** On the ground floor the security entry phone intercom leads you into the communal entrance with stairs and lift to the first floor. The front door opens into the spacious hallway with doors into the dual aspect lounge/dining room with feature fireplace and French doors opening onto the approximately west facing balcony. The well laid out kitchen is at the rear with built in double oven and gas hob with extractor. The double bedroom also faces the rear with a comprehensive range of built in wardrobes with ample hanging and shelving. There is a recently replaced shower room with walk in double shower.

**Outside:** There are communal grounds and areas of garden with a drying area and bin storage area. Please note there is no parking with this flat but on the road there are no restrictions from 6pm.

**Maintenance & charges for 2025,** approx £1845 including contribution to the reserve fund.  
**Ground rent for 2025** approx. £300 p/a  
**EPC:** C, **Council tax band:** B, **Tenure:** Leasehold, 107 years remaining.

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



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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