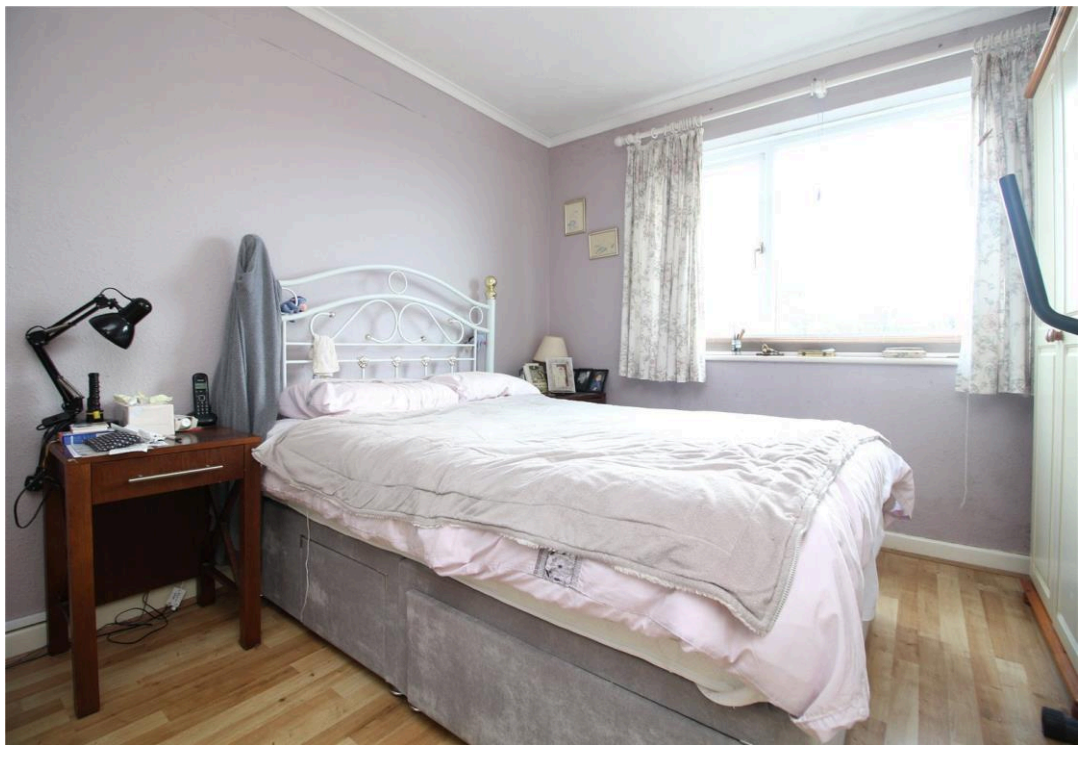
PETTENGELLS
ESTATE AGENTS

13 Osbourne House, Station Road, New Milton, Hampshire, BH25 6HL
Asking Price £145,000

13 Osbourne House, Station Road, New Milton, Hampshire, BH25 6HL

- Top floor flat
- Convenient central location
- Lift and stairs
- Living/dining room
- Kitchen
- Two double bedrooms
- Shower room
- Lease until 2071
- Garage
- Electric heating



WE ARE PLEASED TO OFFER THIS TWO BEDROOM, TOP/THIRD FLOOR APARTMENT WITH GARAGE AND SERVICED BY A LIFT AND SITUATED CONVENIENTLY RIGHT IN THE HEART OF NEW MILTON. CASH BUYERS ONLY AS 45 YEARS REMAINING ON THE ORIGINAL LEASE. BUILT BY McCARTHY AND STONE, ALTHOUGH NOT AGE-RESTRICTED.

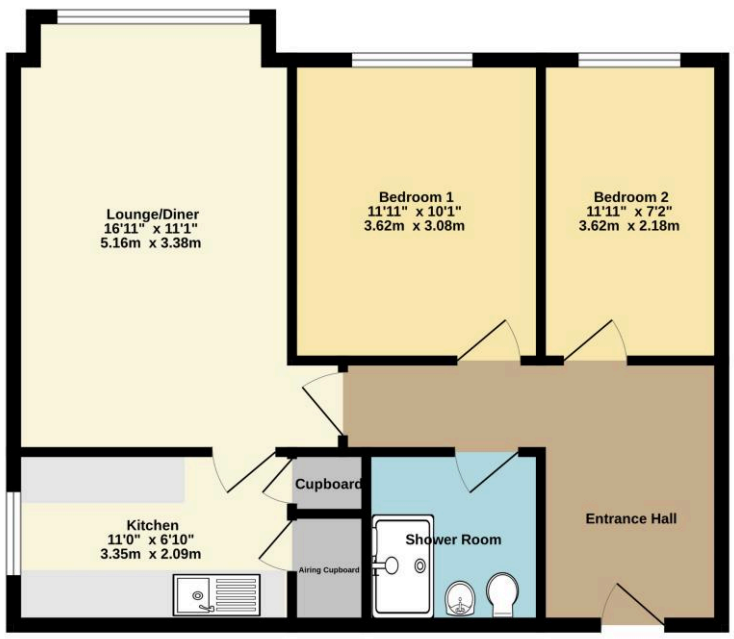
Accommodation: Main door on the ground floor has an entry phone system. The stairs and an elevator then lead to the top/third floor where this flat's front door opens to a particularly spacious entrance hall. There is then a living/dining room, which has an interesting outlook towards the water tower. There is a kitchen, two double bedrooms and a shower room.

EPC: D, Council tax band: B, Tenure: Leasehold, we understand the last year's maintenance was £2,400 and the annual ground rent is £75, this flat is being sold with the original lease and a new owner would have to look into extending the lease if they wish to do so, but would have to purchase as it is. Pet policy is apparently officially no but there are resident animals!

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

PETTENGELLS
ESTATE AGENTS

GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 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.
Made with Metropix ©2026

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.

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

PETTENGELLS
ESTATE AGENTS