



**PETTENGELLS**  
ESTATE AGENTS

77 Eastlands, New Milton, Hampshire, BH25 5PJ  
Asking Price £249,950

### 77 Eastlands, New Milton, Hampshire, BH25 5PJ

- Superb first time buyers home
- Lovely outlook to front
- Gardens
- Parking closeby
- Double aspect living room
- Kitchen overlooking garden
- Bathroom with window
- Two bedrooms
- Under 35's to buy
- Electric heating



View To front





AN APPEALING TO BEDROOM END OF TERRACE HOUSE ON THE EDGE OF THIS POPULAR FIRST-TIME BUYER DEVELOPMENT.

Accommodation: There is an entrance hall with very generous storage cupboard. The double aspect living/dining room opens to the rear garden. There is an impressive modern kitchen that also overlooks the rear. The first floor landing leads to the two bedrooms and bathroom with window.

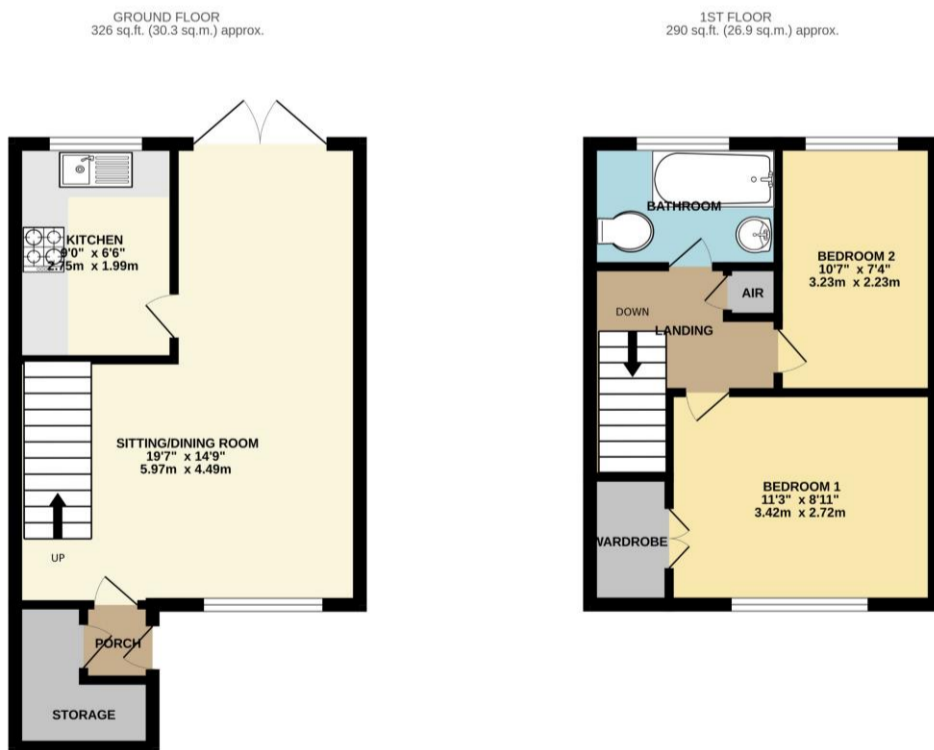
Outside: There is a parking area next to the house. At the front garden there is an area of front garden which, is looked after under, the maintenance agreement which was £445 for the last year's contribution. In front of this is a further lovely area that's shown in picture 2 and the rear garden is laid out for ease of maintenance i.e. paved and decked.

EPC: E, Council tax band: B, Tenure: Leasehold 154 years remaining until 2180, ground rent £85.

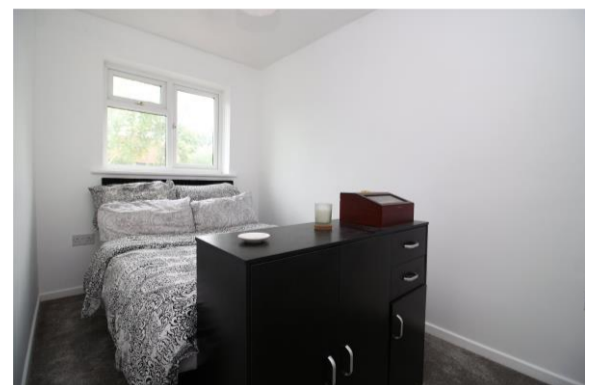
Note: This development, originally constructed by Coltens, has an under 35 age covenant for buyers, so you need to be under 35 to buy, but you can then remain in the house as long as you wish. These houses cannot be rented out.

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



TOTAL FLOOR AREA: 616 sq.ft. (57.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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