



**PETTENGELLS**  
ESTATE AGENTS

69 Eastlands, New Milton, Hampshire, BH25 5PJ  
Offers Over £250,000

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

- Semi detached two bedroom house
- Open plan kitchen/dining/living room
- Bathroom with window
- Entrance porch with utility area
- Double glazed with all electric heating
- Popular development for the under 35's
- Leasehold with approx 154 years remaining
- Close to New Milton town and amenities
- Communal parking areas





**A LOVELY TWO BEDROOM SEMI DETACHED HOUSE IN THIS POPULAR UNDER 35'S DEVELOPMENT**

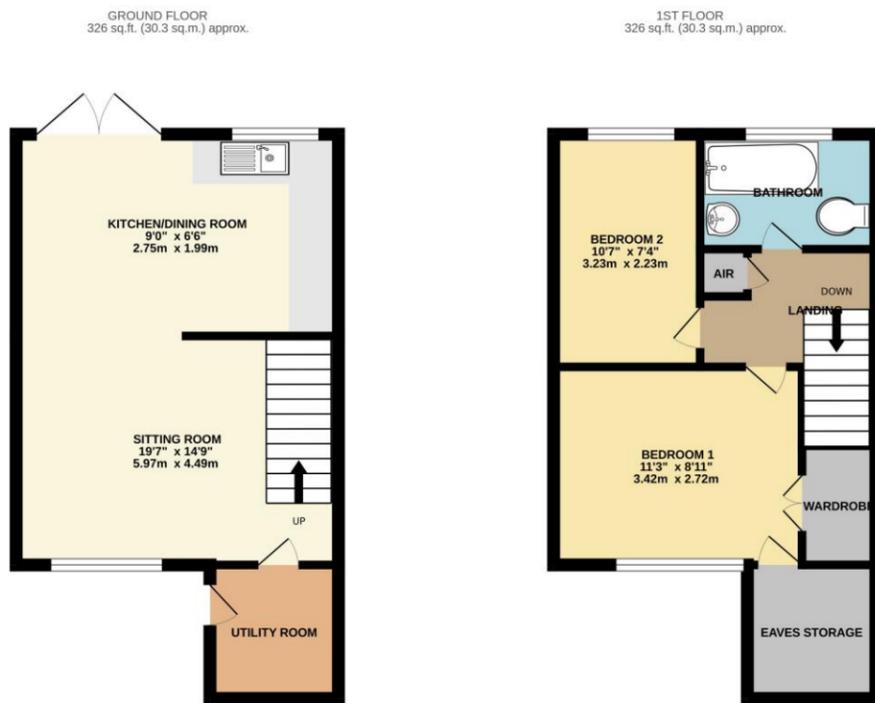
**Accommodation:** Front door opens into the porchway with plumbing and space for washing machine and tumble dryer with built in storage and hanging with door leading into the living room with stairs to the first floor. The living room is open plan into dining area with doors to the rear garden and in turn into the well appointed kitchen at the rear. On the first floor there are two bedrooms with bedroom one having a large built in wardrobe and further eves storage. On the landing there is a airing cupboard housing the hot water cylinder and a bathroom with shower over and a window to the rear.

**Outside:** The front garden is laid to lawn with a low maintenance rear garden with gate to the rear to further parking areas.

**EPC:** D, **Council tax band:** B, **Tenure:** Leasehold there are approximately 154 years left on the lease. The service charge for 2025 was £437.32 per annum, which covers the maintenance of the surrounding grounds including the properties front garden. Ground rent is £85.

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



TOTAL FLOOR AREA: 652 sq.ft. (60.5 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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