



PETTENGELLS
ESTATE AGENTS

89 Camden Hurst, Pless Road, Milford On Sea, Hampshire, SO41 0WP
Asking Price £525,000

89 Camden Hurst, Pless Road, Milford On Sea,
Hampshire, SO41 0WP

- Stunning two bedroom 'bungalow style' seafront apartment
- Re-wired, re-plumbed and totally renovated in 2022/23
- Spacious open plan living/dining room
- 20' master bedroom with built in wardrobes
- Guest suite with built in wardrobes and luxurious ensuite
- Further main bathroom with window
- Large south-facing paved terrace and extensive communal gardens
- Allocated underground parking and further communal parking
- Over 1000sq feet of accommodation
- Swimming pool, tennis court, bowling green and club house with janitor





A SPECTACULAR REMODELLED AND RENOVATED GROUND FLOOR DWELLING IN AN EXCLUSIVE WING OF CAMDEN HURST WHICH ACCESSES ONLY TWO BUNGALOW STYLE PROPERTIES. CLOSE TO BEACH AND WOODLAND

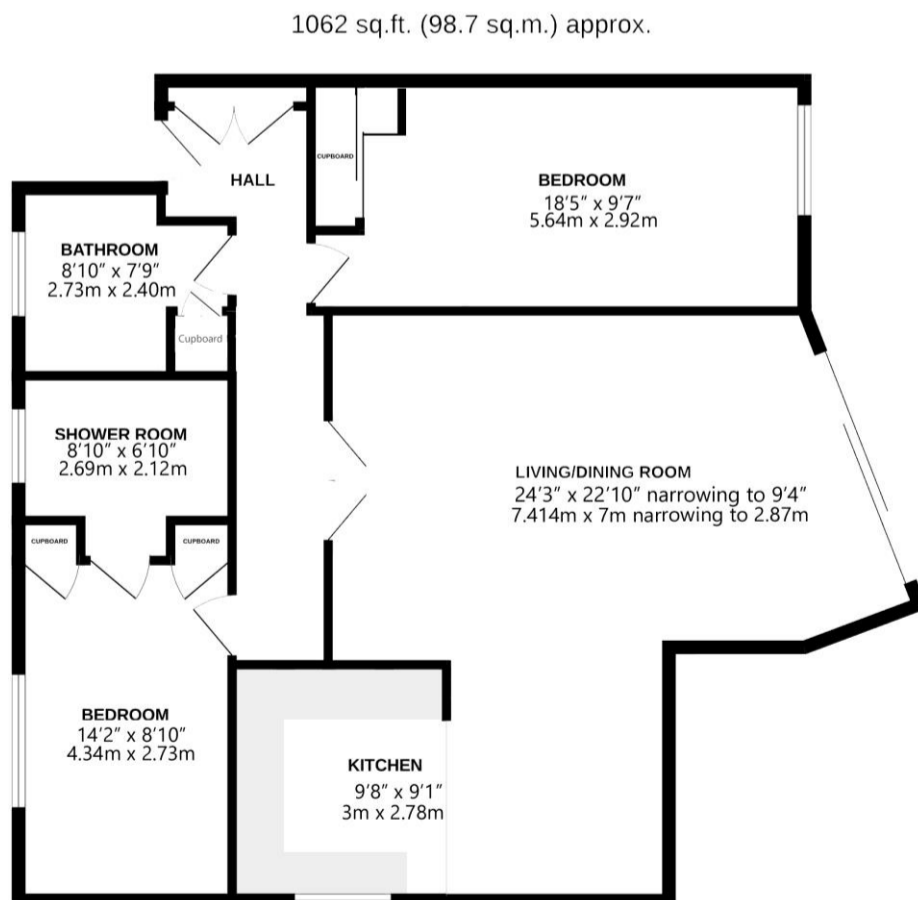
Accommodation: From the communal entrance which accesses only two properties with the front door of 89 leading into the spacious hallway with coats cupboard and airing cupboard. Double doors lead into the beautiful living room with doors directly onto the private patio area (technically part of communal gardens). The lounge area flows into the dining area and in turn into the well laid out fitted kitchen with double oven, fridge freezer, washer/dryer and dishwasher with window to the side. The 20' master bedroom has a range of fitted wardrobes with a lovely view over the communal grounds. The guest suite also has built in wardrobes and a fabulous ensuite shower room. To compliment there is a main family bathroom with window to the side.

Outside: The extensive communal grounds are all meticulously maintained with allocated underground parking and further car parking areas. The residents also benefit from the array of communal amenities including heated swimming pool with showers and changing rooms, tennis court, plus a bowls green. As of 2026, the clubhouse is being extended and completely refurbished to create a superb social event venue for the residents of Camden Hurst.

EPC: D, Council tax band: D, Tenure: Share of freehold, Service charge of approximately £300 per month which includes water rates, no ground rent.

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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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