



PETTENGELLS
ESTATE AGENTS

20 Eastlands, New Milton, BH25 5PH
Asking Price £247,000

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- Fantastic two double bedroom house
- Electric boiler with radiators
- Open plan kitchen/dining/living room
- Remodelled bathroom with window
- Approximately west facing rear garden
- Double glazed
- Popular development
- Close to New Milton town and amenities
- 154 years remaining on lease
- Offered chain free





A LOVELY TWO DOUBLE BEDROOM HOUSE WITH THE BENEFIT OF AN ELECTRIC BOILER WITH RADIATORS, ON THIS POPULAR UNDER 35'S DEVELOPMENT.

Accommodation: Front door opens into the spacious entrance hall with hanging space for coats and room for storage cupboards, which in turn leads to the living room with stairs to the first floor. The living room is open plan into the dining area which leads into the lovely and well appointed kitchen with built in appliances. On the first floor there are two bedrooms with bedroom one having a large built in wardrobe and further eves storage. The landing has an airing cupboard housing the hot water cylinder and a loft where the electric boiler is located. The lovely bathroom has a bath with shower over and window to the rear.

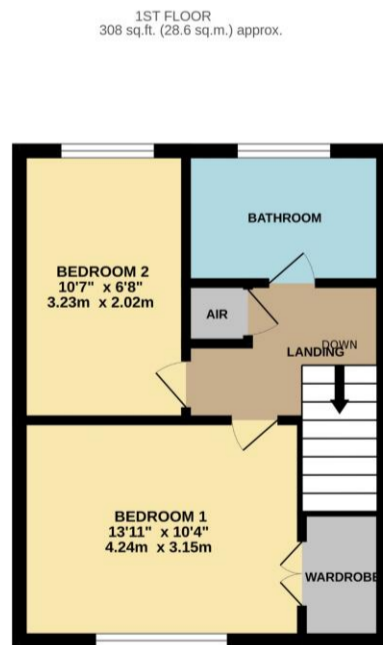
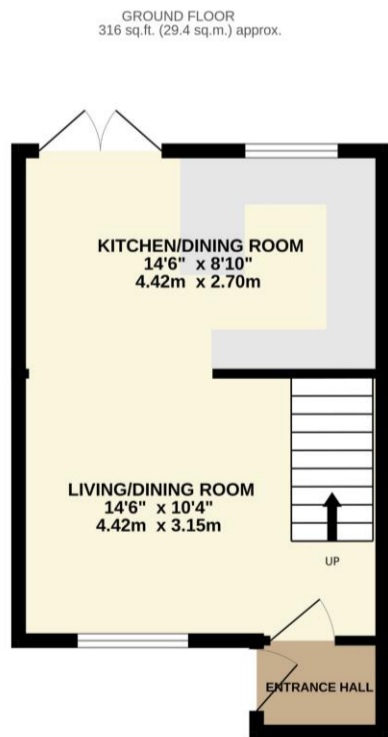
Outside: To the front there is communal parking with further communal parking areas close by. The rear garden is low maintenance with artificial lawn and a patio area with a large storage shed with a gate to the rear.

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.

Leasehold: With approximately 154 years remaining on the lease. The service charge for 2025 was approximately £440 per annum with a ground rent of approximately £85. Council tax band: B

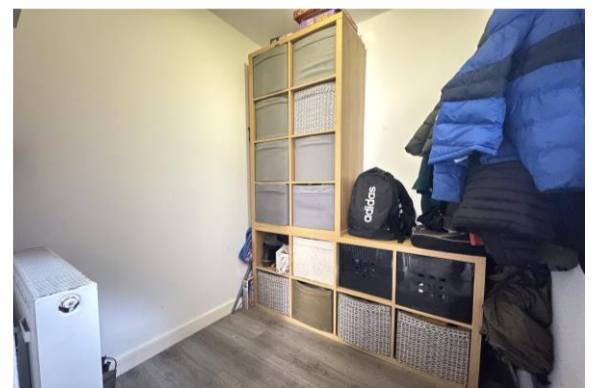
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 623sq.ft. (57.9 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.
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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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