



PETTENGELLS
ESTATE AGENTS

62a Lymington Road, New Milton, Hampshire, BH25 6PZ
Asking Price £244,500

62a Lymington Road, New Milton, Hampshire,
BH25 6PZ

- Well presented and spacious maisonette
- Betwixt town and Barton on Sea
- Allocated parking space
- South facing living room
- Impressive kitchen/breakfast room
- Three bedrooms
- Bathroom
- Private front door on ground floor
- Close to shops etc
- 121 years remaining on lease





WE ARE DELIGHTED TO OFFER THIS SPACIOUS AND WELL PRESENTED THREE BEDROOM MAISONETTE APARTMENT, CONVENIENTLY SITUATED NEAR THE CENTRE OF NEW MILTON I.E. CLOSE TO AMENITIES, BUT JUST ON THE FRINGES OF BARTON ON SEA, SO WITHIN WALKING DISTANCE OF THE BEACH.

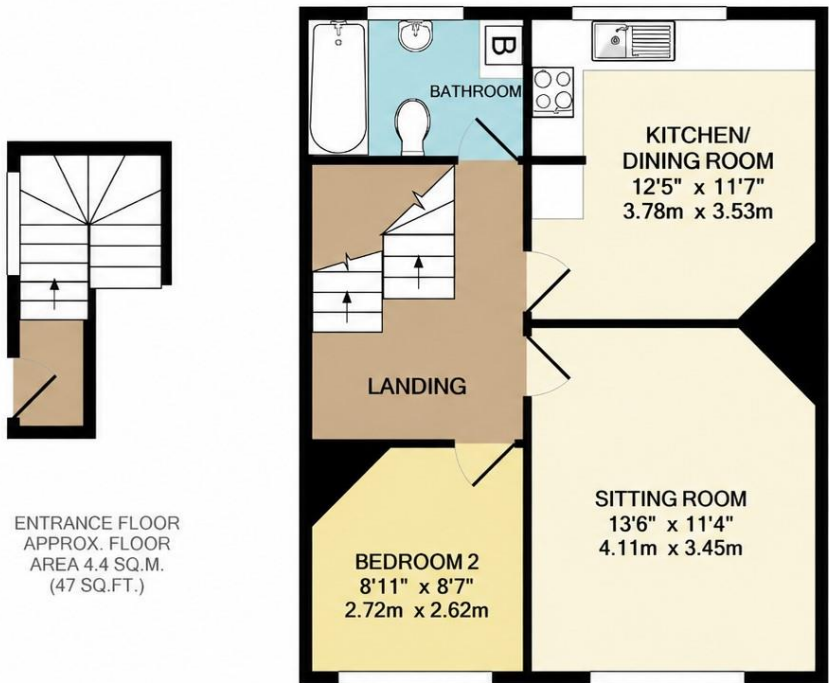
Accommodation: This property has the benefit of its own private front door on the ground floor ie not a communal entrance. The staircase leads up to a main hall. Then is a bright south facing lounge. There is a very well-appointed kitchen/dining room with integrated appliances comprising washing machine, oven, hob, hood and fridge/freezer. There is a double bedroom and a bathroom with new shower over the bath. A further staircase then rises to the second floor where there are two further bedrooms, with bedroom one being particularly generous having built-in wardrobes and again being south facing.

Outside: This flat has the benefit of a parking space to the rear. There is no 'outside space' as such with the property, however with Barton Beach being within walking distance and the New Forest being within a short drive, the seller has managed fine without a garden!

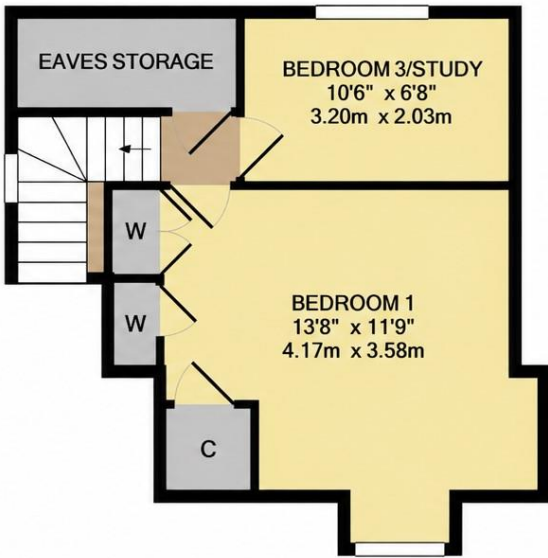
EPC: D, Council tax band: A, Tenure: Leasehold, 125 years from 2022 so 121 years remaining, last annual maintenance £850, ground rent £250.

PETTENGELLS
ESTATE AGENTS

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



1ST FLOOR
APPROX. FLOOR
AREA 45.6 SQ.M.
(491 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 30.9 SQ.M.
(333 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.9 SQ.M. (871 SQ.FT.)
Made with Metropix ©2021



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.

PETTENGELLS
ESTATE AGENTS

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