

PETTENGELLS
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2 Haven Court, Cornwallis Road, Milford On Sea, Hampshire, SO41 0NJ

Asking Price £220,000

2 Haven Court, Cornwallis Road, Milford On Sea, Hampshire, SO41 0NJ

- Flat offered chain free
- Sea view to side
- Balcony
- Garage
- Share of freehold/long lease
- Three bedrooms
- Living/dining room
- Kitchen
- Shower room
- Walking distance to village centre













A THREE BEDROOM FIRST FLOOR FLAT WITH BALCONY, SEA VIEW, GARAGE AND A SHARE OF FREEHOLD.

Accommodation: On the ground floor is the main front door for the building with entry phone system. This staircase leads to the first floor, where this flat's front door opens to the hallway. There is a bright double aspect living/dining room with access to the balcony. There is a kitchen/breakfast room, which also houses the gas boiler. There are three bedrooms, with the option of one of these being a second reception room. There is a shower room and then an adjacent cloakroom. There is a sea view to the side from two of the three bedrooms as well as the living room.

Outside: The flat benefits from a garage, although this is a short walk from the property in a block which in fact is accessed off Victoria Road. The flat also has a balcony, from which there is a sea view and there are communal mainly lawned gardens surrounding the building.

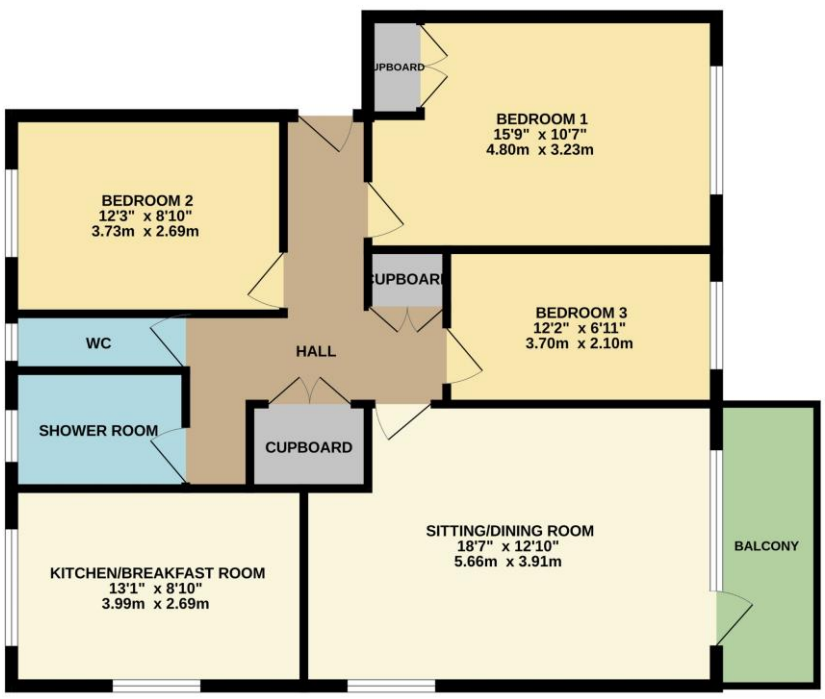
EPC: C, Council tax band: C, Tenure: Share of freehold, 999 year lease from 1972, no ground rent. Last annual service charge £1875.

Please note: There is a two phase improvement programme under way including replacing balconies soon as part of phase 1 which will be paid for by seller. In due course there will be phase 2, a brickwork refurbishment programme which will need to be paid for. The competitive asking price on this flat reflects this ongoing maintenance.

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920 sq.ft. (85.5 sq.m.) approx.

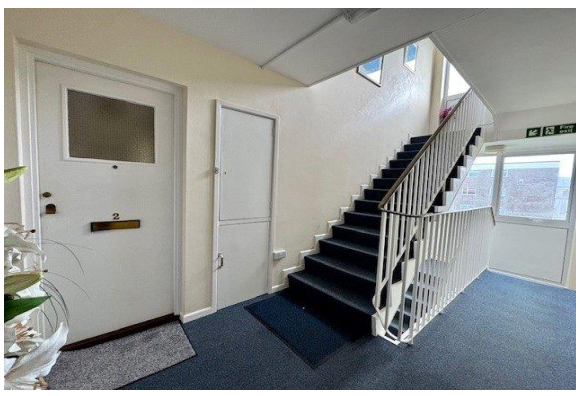


TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

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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