

PETTENGELLS
ESTATE AGENTS

26 Eastlands, New Milton, Hampshire, BH25 5PH

Asking Price £235,000

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- Impressive starter home
- Superb kitchen/dining room
- Living room
- Two bedrooms
- Bathroom
- Gardens
- Walking distance to town
- Parking area
- Popular development
- Leasehold house













SUPERB END OF TERRACE COLTENS BUILT EASTLANDS HOUSE. MUST BE PURCHASED BY BUYERS UNDER 35, HOWEVER YOU CAN THEN STAY AS LONG AS YOU WISH.

Accommodation: There is an entrance hall which leads into the lounge. Overlooking and opening to the rear garden is an impressive kitchen/dining room. The first floor landing leads to two bedrooms and the bathroom.

Outside: To the front is a small area of a mainly lawn garden which is looked after under the maintenance agreement for these properties. Last year this was approximately £300 for the year, although this year it is £493 as this includes additional tree and hedge cutting. There is an area of back garden which enjoys a westerly aspect for the afternoon sunshine. On this development there are various parking areas with the right to park but spaces are not allocated.

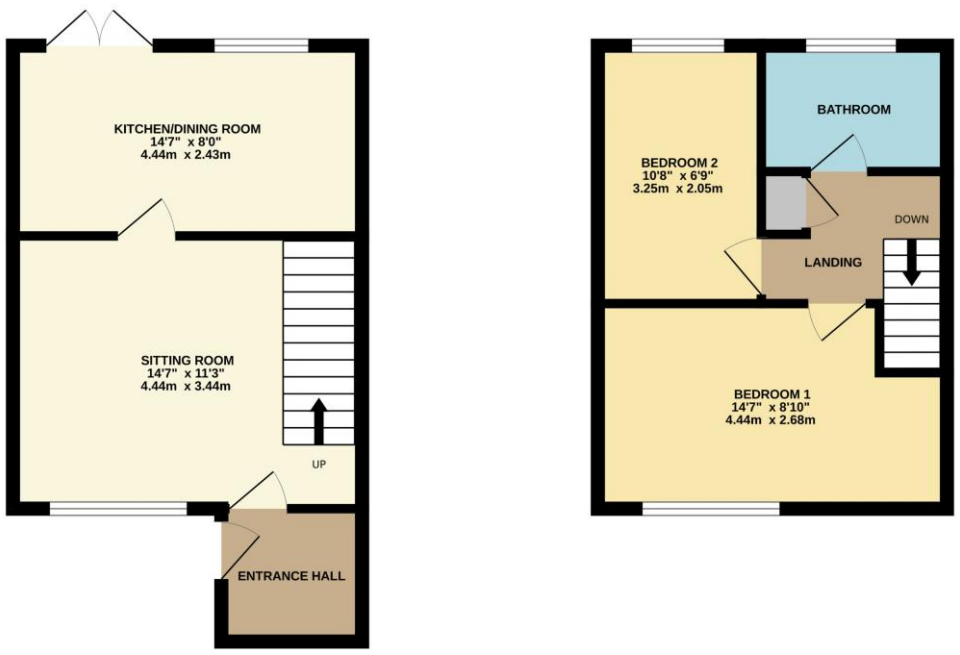
EPC: D, Council tax band: B, Tenure: Leasehold until circa 2180 ie 153 years remaining, ground rent £85 per annum

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

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GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.

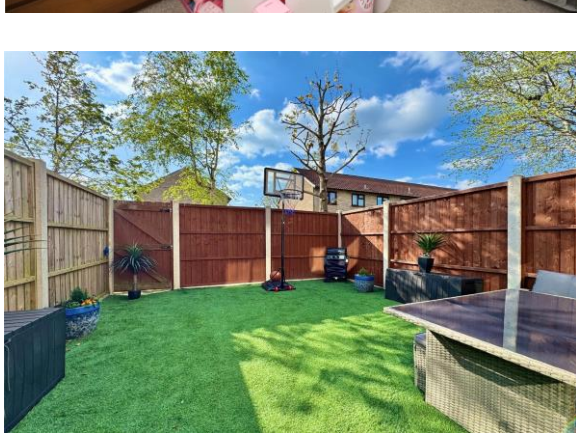
1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 607sq.ft. (56.4 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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