PETTENGELLS
ESTATE AGENTS

8 Bursledon House, Station Road, New Milton, Hampshire, BH25 6HT
Asking Price £215,000

8 Bursledon House, Station Road, New Milton, Hampshire, BH25 6HT

- Spacious second floor apartment
- Conveniently situated in heart of town
- Gated car park and allocated space
- Lift access
- 300 sq ft living room
- Well appointed kitchen
- Two double bedrooms
- Bathroom and ensuite
- Chain free sale
- Long lease/ no ground rent

WE ARE PLEASED TO OFFER A 'CHAIN FREE' SALE, THIS SPACIOUS AND WELL PRESENTED TWO BEDROOM SECOND FLOOR FLAT, SITUATED IN THE HEART OF NEW MILTON AND BENEFITING FROM GATED PARKING WITH ALLOCATED SPACE. 192 YEARS REMAINING ON LEASE AND NO GROUND RENT.

Accommodation: The flat can be approached via a staircase or lift which rises to the second floor and this home benefits from a very roomy hallway which leads into a super spacious living/dining room overlooking the high street. There is then a well appointed kitchen. There are two bedrooms with bedroom one benefiting from an ensuite shower room and there is a main bathroom. Electric heating.

Outside: This apartment can be accessed directly off Station Road where there is a main door with entry phone system, vehicular access is in fact off Spencer Road where there are electric gates and a further entry phone system. This flat has the benefit of allocated parking space and there is also a store ideal for bicycle or mobility scooter. There is a further entrance to the building from the rear.

EPC: B, Council tax band: D, Tenure: Leasehold until 2218 with 192 years remaining, pet only with permission of management company, (current owner had a dog), no ground rent payable (peppercorn) and last annual maintenance charge £2330.

PETTENGELLS
ESTATE AGENTS

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

884 sq.ft. (82.1 sq.m.) approx.

TOTAL FLOOR AREA : 884 sq.ft. (82.1 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.
Made with Metropix ©2025

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