



PETTENGELLS
ESTATE AGENTS

25 Homemill House, Station Road, New Milton, Hampshire, BH25 6HX
Asking Price £52,500

25 Homemill House, Station Road, New Milton,
Hampshire, BH25 6HX

- One bedroom second floor flat
- Apartment for the over 55's
- Convenient town centre location
- Kitchen with built in oven, hob and extractor
- Living room overlooking New Milton High Street
- Tiled shower room
- Electric heating
- Communal lounge, kitchen area and laundry room
- Lovely communal roof terrace
- Chain free sale





A ONE BEDROOM MCCARTHY STONE APARTMENT FOR THE OVER 55'S SITUATED IN NEW MILTON TOWN CENTRE OFFERED CHAIN FREE.

Accommodation: From the high street an entry phone system leads into the communal entrance with lift and stairs. Number 25 is found on the second floor close to lift and stairs. Front door opens into a hallway with large storage cupboard. Door into the lounge which overlooks New Milton high street, which is open plan into the kitchen with built in oven, hob and extractor. There is a large bedroom with built in wardrobes and a shower room.

Outside: The lovely communal roof terrace is accessed from the first floor with plenty of seating, overlooking New Milton high street. There is parking to the rear albeit, limited space and not allocated.

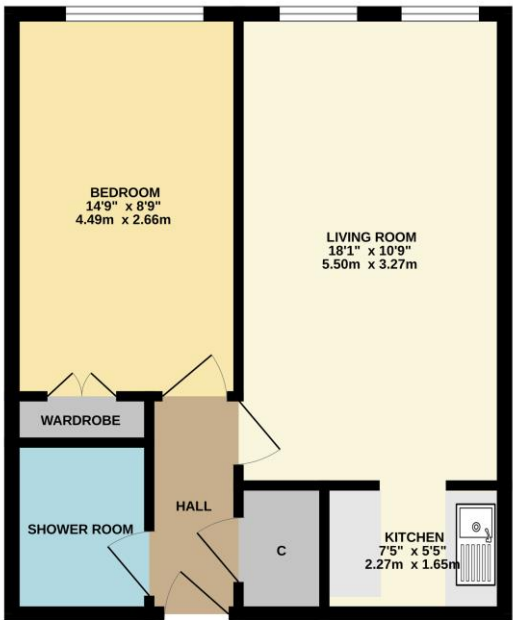
There is a house manger on site most days and there is also a resident's lounge and communal laundry room, plus guest suite (chargeable).

EPC: C, Council tax band: A, Tenure: Leasehold, 99 year lease from 1981 with approx 54 years remaining. Most recent half yearly service charge 2026 £2340.16, half yearly ground rent 2026 £479.35

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

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GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA - 432 sq ft. (40.2 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 Mapbox (2024)



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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