



PETTENGELLS
ESTATE AGENTS

47 Rothbury Park, New Milton, Hampshire, BH25 6TR
Asking Price £269,950

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- Ground floor apartment
- Lounge opens onto the patio area and communal gardens
- Two double bedrooms both with fitted wardrobes
- New kitchen in 2025
- Double glazed
- Gas fired central heating
- Lots of storage
- Garage in a block close by with power
- Great location close to amenities
- Share of freehold plus 953 years on lease





A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH DIRECT ACCESS TO THE COMMUNAL GARDENS, SITUATED IN A LOVELY POSITION IN ROTHBURY PARK.

Accommodation: From the communal hallway the front door opens into the spacious entrance hall with coats cupboard, and airing cupboard housing the megaflow hot water system. Door leads into the kitchen which was renovated in 2025 with built in gas hob, extractor and oven with combi' microwave/oven above. There are spaces for washing machine and fridge freezer. The gas fired central heating boiler is also housed in the kitchen neatly tucked away in a cupboard. Door then leads to the incredibly spacious, triple aspect living room with dining area and patio doors to the communal gardens. There are two double bedrooms both with fitted wardrobes and a shower room with shower, WC, wash hand basin, heated towel rail and window.

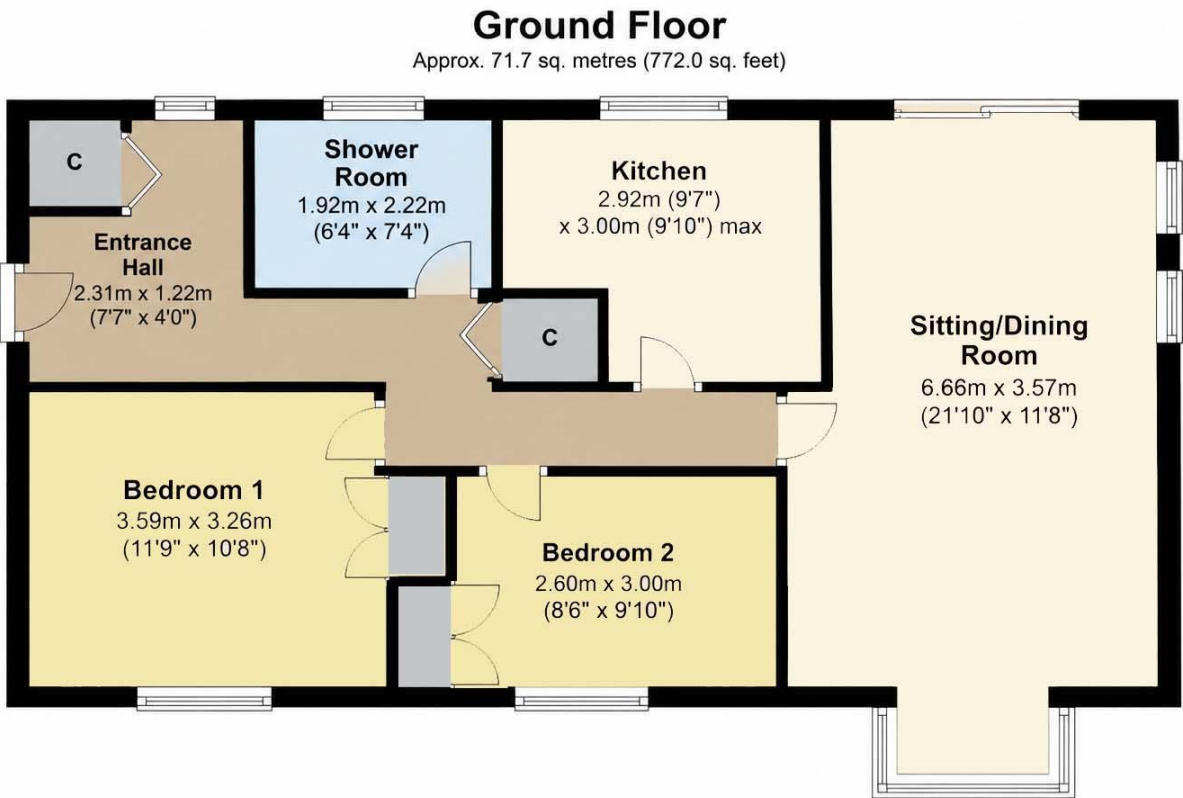
Outside: There is communal parking directly outside with further car parking areas on a first come first serve basis. Garage in a block close by (measuring 5.27m x 2.75) which has the added benefit of power to the garage. The extensive communal gardens, including patio off lounge, are all looked after under the service charge.

Tenure: Share of freehold with approximately 953 years remaining. Most recent service charge was £912 per half year due to extra work being carried out. Previous years have been approximately £750 per half year.

EPC: D, Council tax band: C

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Total area: approx. 71.7 sq. metres (772.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.
Plan produced using PlanUp.



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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