



PETTENGELLS
ESTATE AGENTS

18a, Highridge Crescent, New Milton, Hampshire, BH25 5BT
Asking Price £650,000

18a, Highridge Crescent, New Milton, Hampshire,
BH25 5BT

- Impressive spacious home
- Splendid gardens
- 24' garage
- Flexible accommodation
- 4/5 Bedrooms
- Ground floor bedroom
- First floor bathroom
- Living room
- Dining/family room
- Kitchen





IMPRESSIVE SPACIOUS 4/5 BEDROOM CHALET STYLE HOUSE WITH FLEXIBLE ACCOMMODATION WITH BEDROOMS AND BATHROOMS ON BOTH FLOORS.

Accommodation: This property has very flexible rooms and could suit either a family or a retired couple wishing to accommodate friends and family. The entrance hall leads into the living room which overlooks the rear garden. There is a well appointed kitchen and this leads to the family/dining room which overlooks the rear garden. The original lounge now makes a very good size ground floor main bedroom which has fitted wardrobes, alternatively this could be a further reception room. There is then a further bedroom again with wardrobes and a bathroom with easy access bath. On the first floor the landing leads to three bedrooms and a further bathroom.

Outside: To the front there is a lovely area of garden with lawn and attractive borders. Adjoining this the paved driveway gives good off road parking both in front and alongside the property, leading to the garage 7.35m x 2.9m with electric door to front. The rear garden is a truly delightful feature with a wonderful bright aspect, lawned area, flower and shrub borders, a large potting shed plus a further shed and an extensive paved area adjoining the property.

EPC: D, Council tax band: E, Tenure: Freehold, approx floor area 1700 sq ft

PETTENGELLS
ESTATE AGENTS

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



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. The flood risk is deemed as 'very low' unless stated otherwise. 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