



PETTENGELLS
ESTATE AGENTS

78 Carisbrooke Court, New Milton, Hampshire, BH25 5UE
Asking Price £299,950

78 Carisbrooke Court, New Milton, Hampshire,
BH25 5UE

- Well presented house
- Bright living/dining room
- Kitchen
- Conservatory with heating
- Two double bedrooms
- Modern shower room
- Freehold home
- Gardens
- Parking space
- Electric central heating - radiators





IMPRESSIVE AND WELL PRESENTED TWO BEDROOM MID TERRACE HOUSE

Accommodation: The entrance porch leads into a lovely bright living/dining room that then leads into an impressive kitchen. Then in turn a superb conservatory which overlooks the rear garden and is heated and can therefore be used all year round. The first floor landing leads to the two double bedrooms, each with fitted wardrobe and there is a modern shower room.

Outside: There's an attractive area of front garden with mainly lawn. The rear garden has a further lawned area as well as paved patio and a garden shed, and at the bottom of the garden the gate leads to a pathway which in turn takes you to the car park where we understand this house does have an allocated space.

EPC: E, **Council tax band:** B, **Tenure:** Freehold

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TOTAL FLOOR AREA: 839 sq. ft. (77.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 MyHomeplan 5/2023

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.



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