



PETTENGELLS
ESTATE AGENTS

25 Leigh Road, New Milton, Hampshire, BH25 5JY
Asking Price £750,000

25 Leigh Road, New Milton, Hampshire, BH25 5JY

- Five double bedroom detached chalet style property
- Impressive kitchen breakfast room
- Large lounge/dining room
- Three ground floor bedrooms and shower room
- Two first floor bedrooms and bathroom
- Extensive off road parking
- Detached garage and outbuildings
- Stunning large, approx south west facing rear garden
- Close to New Milton Town centre and railway station
- The beautiful Ballard Lake a few moments away





Accommodation: The front door opens into the spacious hallway which leads to three double bedrooms on the ground floor, with a lovely shower room with WC and wash hand basin all built into a stylish vanity unit and shower cubical. Door leads into the 25' kitchen breakfast room with room for table and window to the side, well appointed with breakfast bar, integrated electric hob and extractor, oven, fridge freezer and dishwasher, with a door to the pantry. A further door then leads into the 22' lounge/dining room with built in media wall with electric flame effect fire and patio doors to the rear garden. A flight of stairs leads to the first floor where there are a further two large double bedrooms with Velux windows and fitted cupboards, with further eves storage and a bathroom.

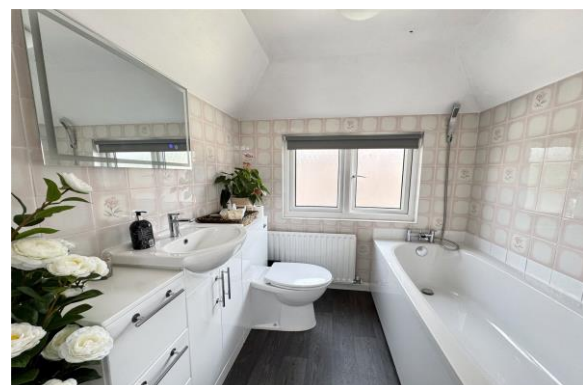
EPC: D, Council tax band: E, Tenure: Freehold

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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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