



PETTENGELLS
ESTATE AGENTS

152 Gore Road, New Milton, Hampshire, BH25 6SJ
Asking Price £599,950

152 Gore Road, New Milton, Hampshire, BH25 6SJ

- Detached Character House
- Four/Five Bedrooms
- Two Bath/Shower Rooms
- Pleasant Rear Garden
- Convenient Location
- Flexible Accommodation
- Large Kitchen/Dining Room
- Driveway To Front
- Very Spacious
- Utility Room





IMPRESSIVE AND SPACIOUS CHARACTER HOME!

We are pleased to offer this four/five bedroom detached house with pleasant garden and situated just a short distance from New Milton town. There is particularly spacious and flexible downstairs accommodation with the potential of a ground floor fifth bedroom.

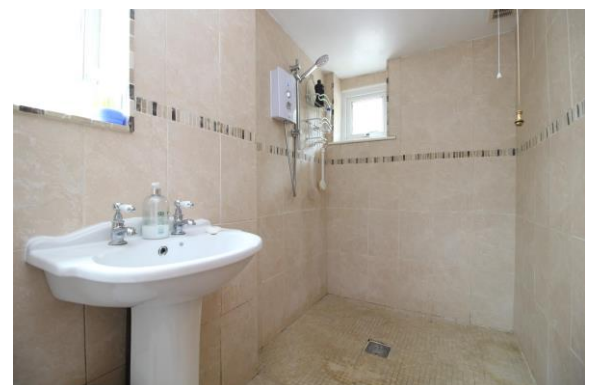
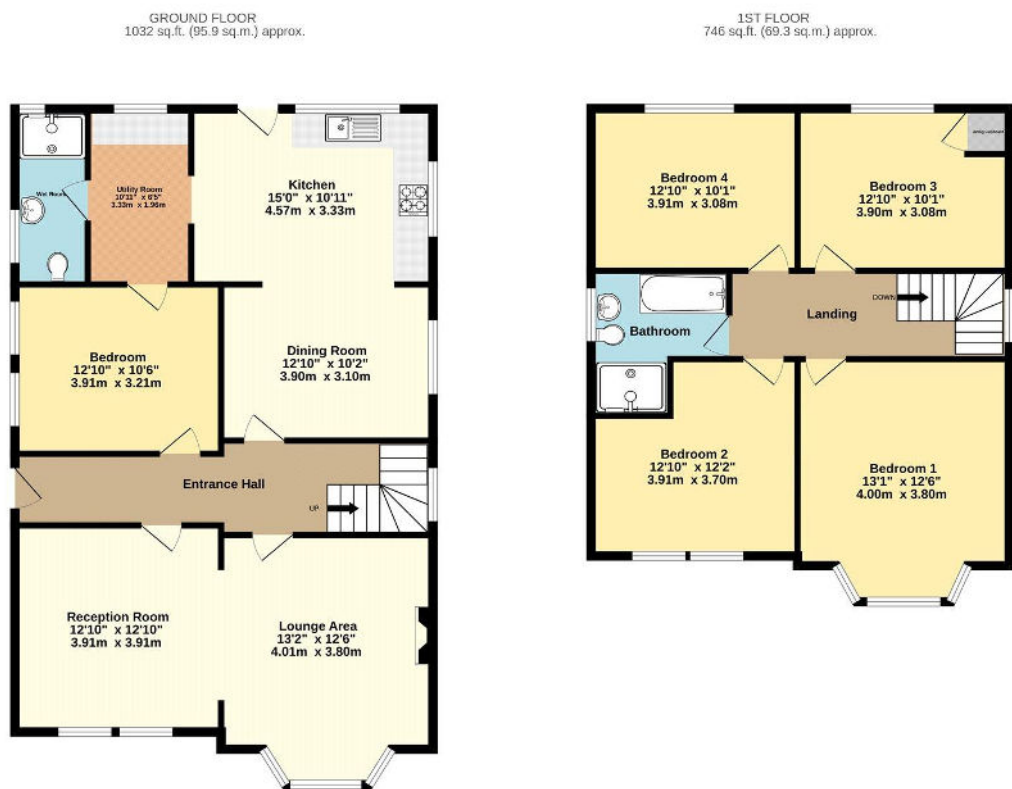
Accommodation: The entrance hall has a staircase to the first floor, under this is a useful alcove/study area. At the front there are two adjoining reception rooms and the feeling of space is enhanced by the high ceilings. There is a feature fireplace and bay window to front. There is a kitchen with adjoining dining room that leads out to the rear garden, as well as into the utility room. There is a room that could be a further reception room that is currently bedroom five and usefully close to this is a wet room. Upstairs there are four bedrooms and a bathroom.

Outside: To the front of the house the driveway gives off road parking and there is also an EV charging point. Adjoining this is a small area of garden. The rear garden is a lovely feature of the property with lawned area, shrub borders and hardstanding adjoining the house.

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. 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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