



PETTENGELLS
ESTATE AGENTS

23 Willowdene Close, New Milton, Hampshire, BH25 5BX
Asking Price £325,000

23 Willowdene Close, New Milton, Hampshire, BH25 5BX

- Living room with open fire
- Extended Kitchen/Breakfast Room
- Separate Dining Room
- Three Bedrooms
- Garage In A Block
- Freehold House
- Flexible ground floor accommodation
- Southerly Garden
- Bathroom





EXTENDED HOME WITH LOTS OF LIVING SPACE!

We are pleased to offer this spacious three bedroom house with extended living space including a 24' living room, a 15' kitchen/breakfast room plus a further dining/family room. Garage and south facing garden.

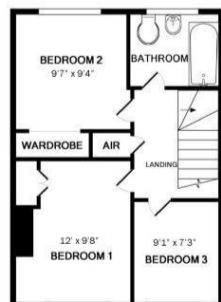
Accommodation: An impressive living room which opens into the extended large kitchen/breakfast room. There is a further separate dining room and there are three good sized bedrooms and a family bathroom upstairs.

Outside: There is a garden to the front and rear. There is a garage close by.

Council tax band: C, EPC: D, Tenure: Freehold, Total approx floor area: 979 sq ft (91 sq m)

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While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.
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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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