



**PETTENGELLS**  
ESTATE AGENTS

19 Avenue Road, New Milton, Hampshire, BH25 5JP  
Offers Over £600,000

19 Avenue Road, New Milton, Hampshire, BH25 5JP

- Large detached character house
- Four double bedrooms
- Living room & two further reception rooms
- Kitchen overlooking rear garden
- Two bath/shower rooms
- Set in pleasant gardens
- Drive & Garage
- Offered chain free
- Convenient location close to town/station
- Great potential





SPACIOUS HOUSE OFFERING FANTASTIC FUTURE POTENTIAL TO REFURBISH AND/OR EXTEND, OFFERED 'CHAIN FREE'.

Accommodation: There is a porch at the front leading into an entrance hall. The large living room leads into a garden room overlooking the rear. There is a further reception room which could be a dining room or family room. The kitchen overlooks the rear garden and then leads into a lobby/rear porch, this has a door into the rear of the garage and there is a downstairs shower room. Upstairs the landing leads to the four double bedrooms as well as a bathroom and a first floor cloakroom.

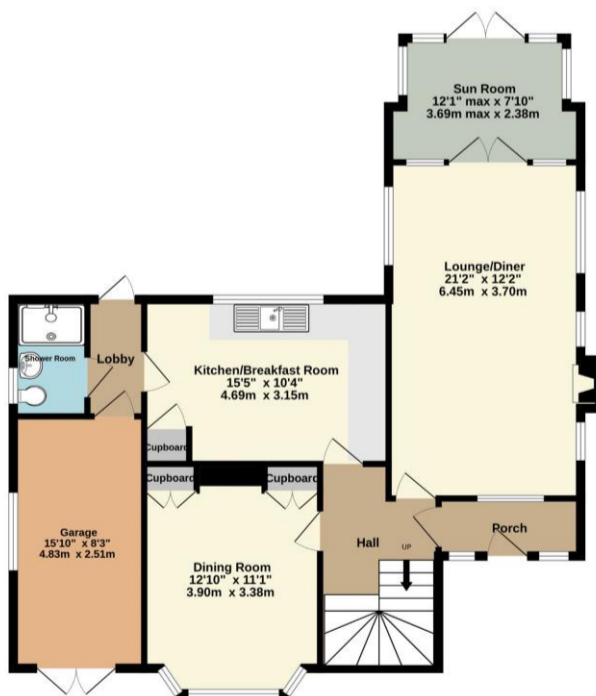
Outside: The house sits on a lovely large plot with a driveway at the front giving off road parking and leading to a garage measuring 15'7" x 8'1" and this also houses the boiler for the gas fired central heating. The front garden comprises lawned area with hedge borders and there are also some shrubs, this then continues around the side of the house where there is also a greenhouse. The rear garden comprises lawn with further hedge and shrub borders, there are also two sheds and a paved area adjoining the house.

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

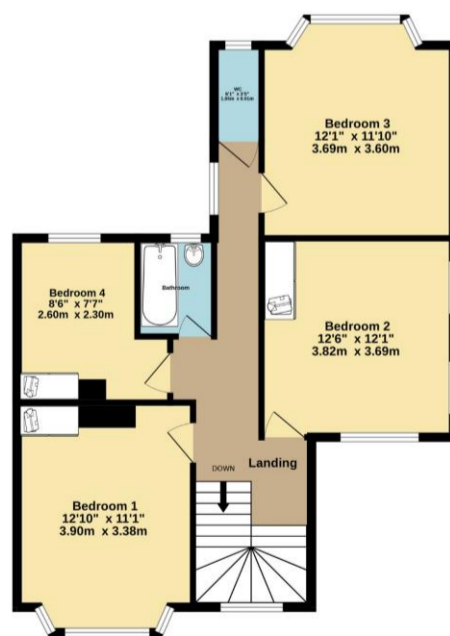
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 1706 sq.ft. (158.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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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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