



**PETTENGELLS**  
ESTATE AGENTS

26 Avenue Road, New Milton, Hampshire, BH25 5JP  
Asking Price £600,000

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- Large detached house
- Spacious annexe
- Quarter acre plot
- Close to town/station
- Scope to refurbish
- Chain free sale
- Subject to probate
- Four bedrooms
- Four reception rooms
- Two bathrooms





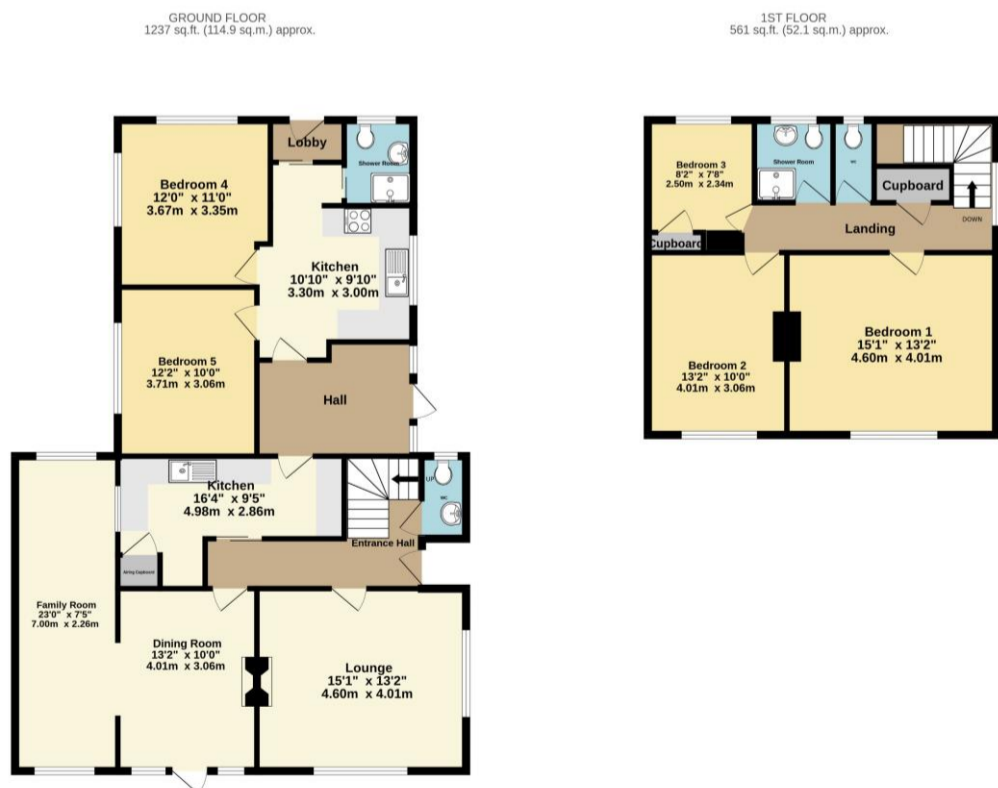
**SPACIOUS HOUSE WITH ANNEXE, CONVENIENT LOCATION CLOSE TO TOWN, LARGE PLOT WITH INTERESTING POTENTIAL, SCOPE TO REFURBISH/ RECONFIGURE, CHAIN FREE SALE.**  
 Accommodation: This is a house with lots of rooms and great flexibility in terms of use of these. There is a large independent annexe at the rear of the dwelling although this could of course be incorporated into the main residence and adapted if preferred. Currently an entrance hall opens to a living room with a feature fireplace. There is a downstairs cloakroom, there are then two further reception rooms leading off each other. Then the main kitchen. This opens to the utility room/lobby which gives independent access to the property/annexe. The annexe comprises initially two rooms one of which could be a lounge and the other a bedroom, then a kitchen and a shower room and then the rear porch which opens to the rear garden. Upstairs the house is not extended and the first floor landing opens to three bedrooms, a bathroom with WC, and a further separate WC.

Outside: The house sits on a large plot which is both wide and deep of approximately 0.26 acres. There is an area of front garden with lawn and shrubs and adjoining a drive giving lots of off road parking, along the side of the house is a green house and shed, in turn adjoining the large lawned rear garden at the bottom of which is a further shed and shrubs.

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

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



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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