



PETTENGELLS
ESTATE AGENTS

85 Gore Road, New Milton, Hampshire, BH25 6RT
Asking Price £409,950

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- Modern house, viewing recommended
- Double garage with
- Study behind
- Three bedrooms
- Living room and kitchen
- Downstairs cloakroom
- Bathroom and ensuite
- Garden
- Close to amenities
- Remainder of new build warranty





WE ARE PLEASED TO OFFER THIS MODERN PENNYFARTHINGS BUILT, THREE BEDROOM END OF TERRACE MEWS HOUSE RECENTLY BUILT IN THE STYLE OF A BARN CONVERSION. BENEFITS INCLUDE LARGE LIVING SPACE, AN ENSUITE TO COMPLEMENT THE BATHROOM, AND A DOUBLE GARAGE.

Accommodation: There is an entrance hall, and usefully a downstairs cloakroom. Utility cupboard for washing machine. There is a superb large living space, i.e. lounge, dining and kitchen areas, overlooking the garden, the first floor landing leads to three bedrooms, an ensuite shower room, and a family bathroom. Additionally, there is the room behind the garage, described later.

Outside: The house has the great benefit of a double garage, measuring approx 20' x 20' with twin doors to the front and power supplied, to the rear of this is the store room/potential home office, measuring approx 10' x 5', window and power supplied. The house has an area of a rear garden, comprising mainly lawn.

EPC: B, Council tax band: D, Tenure: Freehold, approx floor area 955 sq ft

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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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