



**PETTENGELLS**  
ESTATE AGENTS

34 Antler Drive, New Milton, Hampshire, BH25 5GG  
Asking Price £355,000

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- Nicely positioned three bedroom house
- Kitchen/dining room
- Downstairs WC
- Double glazed
- Gas fired central heating
- Garage close by in a block
- Allocated parking
- Rear garden with gate leading to further parking area
- Vendors suited and can move quickly
- Sole agents







A VERY NICE THREE BEDROOM HOUSE SITUATED IN A POPULAR DEVELOPMENT IN NEW MILTON.

Accommodation: Front door opens into the hallway with door to downstairs WC with window, further door leading into the lounge. The nicely appointed kitchen/dining room is at the rear with doors opening onto the rear garden. From the first floor landing there are three good sized bedrooms and a family bathroom.

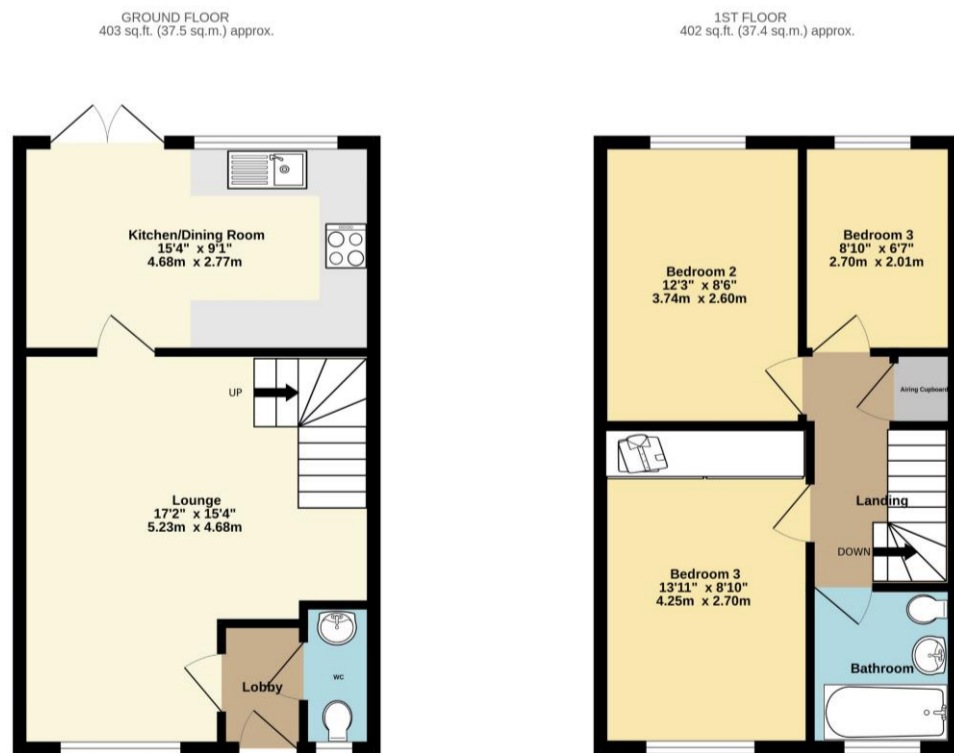
Outside: The rear garden has a patio and lawned area and a garden shed. The rear gate leads to a further parking area where there is an allocated parking space with further visitor parking plus a garage in a block.

Please note: The garage is on a 999 year lease from January 1991 with a peppercorn ground rent.

EPC: C, Council tax band: C, Tenure: Freehold

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



TOTAL FLOOR AREA - 806 sq.ft. (74.8 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 is given 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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