



**PETTENGELLS**  
ESTATE AGENTS

23 Carisbrooke Court, New Milton, Hampshire, BH25 5US  
Asking Price £299,950

23 Carisbrooke Court, New Milton, Hampshire,  
BH25 5US

- Three bedroom semi detached house
- Two reception rooms
- Kitchen
- Bathroom
- Driveway and garage
- Gas fired central heating
- Needing modernisation
- Chain Free
- Sole Agents







A THREE BEDROOM SEMI-DETACHED HOUSE WITH DRIVEWAY AND GARAGE IN NEED OF MODERNISATION.

Accommodation: The front door opens to the inner hallway with double doors into the lounge with understairs storage cupboards, this has an archway into the dining room with double doors to the rear garden. There is a door leading from the dining area to the kitchen with door to the rear garden and window to side. From the inner hallway a staircase rises to the first floor where there are three bedrooms, with built in wardrobes. Door to bathroom with window to rear.

Outside: The driveway leads to the garage with up and over door, power, lighting and housing the gas fired central heating boiler. The remainder of the front garden is laid to lawn with mature hedge. The rear garden is of a good size with patio area and door leading to the garage.

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



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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