



PETTENGELLS
ESTATE AGENTS

Seagulls, 2 Mount Avenue, New Milton, Hampshire, BH25 6NS
Asking Price £425,000

Seagulls, 2 Mount Avenue, New Milton, Hampshire, BH25 6NS

- Detached house close to town
- Three bedrooms
- Living room & dining room
- Conservatory
- Kitchen overlooking garden
- Pleasant garden
- Convenient location
- Drive & 6 metre long garage
- Viewing recommended
- Well presented home





IMPRESSIVE THREE BEDROOM DETACHED HOUSE IN CONVENIENT LOCATION WITHIN WALKING DISTANCE OF NEW MILTON TOWN.

Accommodation: The porch leads into a lovely entrance hall, there is then a bright living room, the L-shaped design continues into the dining room. To the rear of this is a conservatory, this enjoys a lovely outlook over the rear garden and is heated so useful all year round. The kitchen also overlooks the rear garden. Upstairs the first floor landing leads into the three well proportioned bedrooms. There is a main bathroom and bedroom one benefits from an en suite cloak/powder room.

Outside: To the front of the house is an area of mainly lawned garden. The drive gives off road parking and leads to the garage measuring 19'6" x 8'7", power supplied and door to the rear garden. This comprises lawned area with borders, there is also a useful shed and adjoining the house is a paved patio.

Council tax band: E, Tenure: Freehold

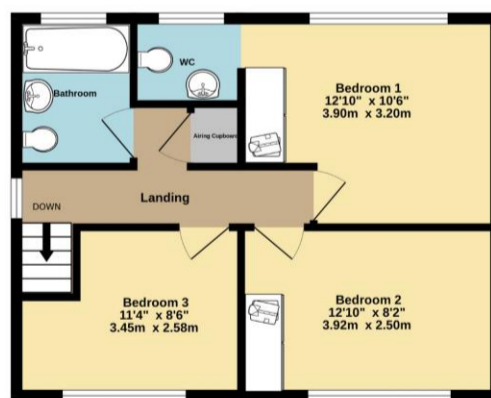
PETTENGELLS
ESTATE AGENTS

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

GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.0 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.
Made with Metropix ©2024

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.



PETTENGELLS
ESTATE AGENTS

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