



PETTENGELLS
ESTATE AGENTS

8 South Avenue, New Milton, Hampshire, BH25 6EY
Asking Price £695,000

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- Character home in good road
- Three double bedrooms
- Living room plus further reception room
- Kitchen/breakfast room overlooking
- Delightful garden
- Driveway & garage
- Convenient location
- Viewing recommended
- Bathroom





DELIGHTFUL CHARACTER HOME IN VERY GOOD LOCATION CONVENIENTLY WITHIN WALKING DISTANCE OF TOWN CENTRE.

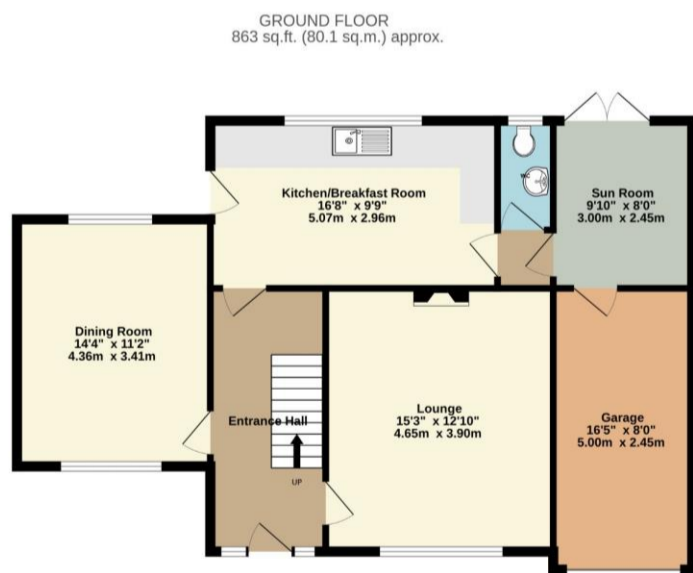
Accommodation: The front door is approached by an attractive open porchway. The welcoming entrance hall leads into an impressive living room with feature fireplace, there is then a further reception room, perhaps dining room or family room with a double aspect to the front and rear. The kitchen/breakfast room has a lovely outlook over the rear garden and this also houses the fairly modern boiler for the gas fired central heating. There is then a downstairs cloakroom and a garden room behind the garage. The first floor landing leads to three bedrooms and a bathroom. Bedroom one is particularly large and even bedroom three is a double.

Outside: To the front of the house is a pleasant area of lawned garden with shrub borders, adjoining this the paved drive gives off road parking and leads to the garage measuring 16'4" x 8' with power supplied. The rear garden is a splendid feature being a good size and having attractive lawned area with splendid well stocked shrub borders. There is a small pond and water feature, paved patio adjoining the house, a greenhouse, a summerhouse and a shed.

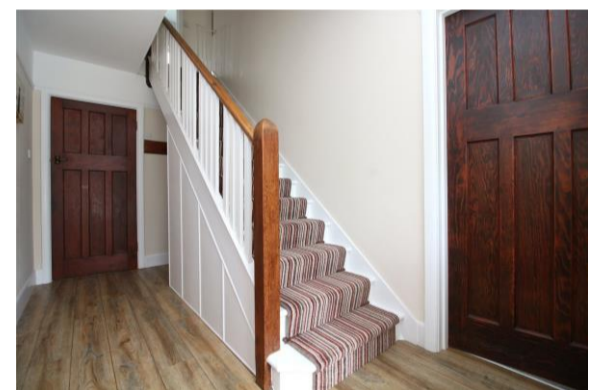
EPC: D, Council tax band: E, Tenure: Freehold

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



TOTAL FLOOR AREA: 1500 sq.ft. (139.3 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.
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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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