



**PETTENGELLS**  
ESTATE AGENTS

8a York Avenue, New Milton, Hampshire, BH25 6BT  
Asking Price £489,000

8a York Avenue, New Milton, Hampshire, BH25 6BT

- Sought after location
- Impressive spacious house
- Pleasant garden
- Driveway to front
- Living/dining room
- Well appointed kitchen
- Three double bedrooms
- Bathroom & ensuite
- Downstairs cloakroom
- Chain free sale





SUPERB AND SUPRISINGLY SPACIOUS 'PENNYFARTHINGS BUILT' HOUSE SITUATED IN SOUGHT AFTER BUT FAIRLY QUIET ROAD, JUST A SHORT WALK FROM NEW MILTON TOWN/STATION.

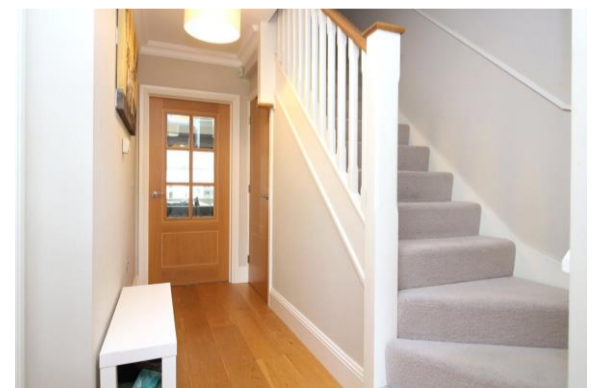
Accommodation: The entrance hall leads into the lovely spacious living/dining room which overlooks the back garden and has a feature fireplace. There is then a well appointed kitchen/breakfast room with extensive integrated appliances. Usefully there is a downstairs cloakroom. The first floor landing leads to the three well proportioned bedrooms with even the third bedroom being a small double. Bedroom one has a fine ensuite shower room as well as large built in wardrobe. There is then a family bathroom.

Outside: To the front of the house the double width driveway gives off road parking. The rear garden has a south westerly aspect and is laid out for 'ease of maintenance' ie mainly paved, and there is a garden shed.

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

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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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