



**PETTENGELLS**  
ESTATE AGENTS

119 Marryat Road, New Milton, Hampshire, BH25 5JF  
Asking Price £315,000

119 Marryat Road, New Milton, Hampshire, BH25 5JF

- End terrace house
- Three bedrooms
- Living room
- Dining room
- Kitchen
- Downstairs cloakroom
- Lovely garden
- Driveway to front
- Viewing recommended
- Walking distance to town and station





**APPEALING THREE BEDROOM END OF TERRACE HOME WITH PARTICULARLY NICE REAR GARDEN ENJOYING GREAT ASPECT FOR THE AFTERNOON SUN.**

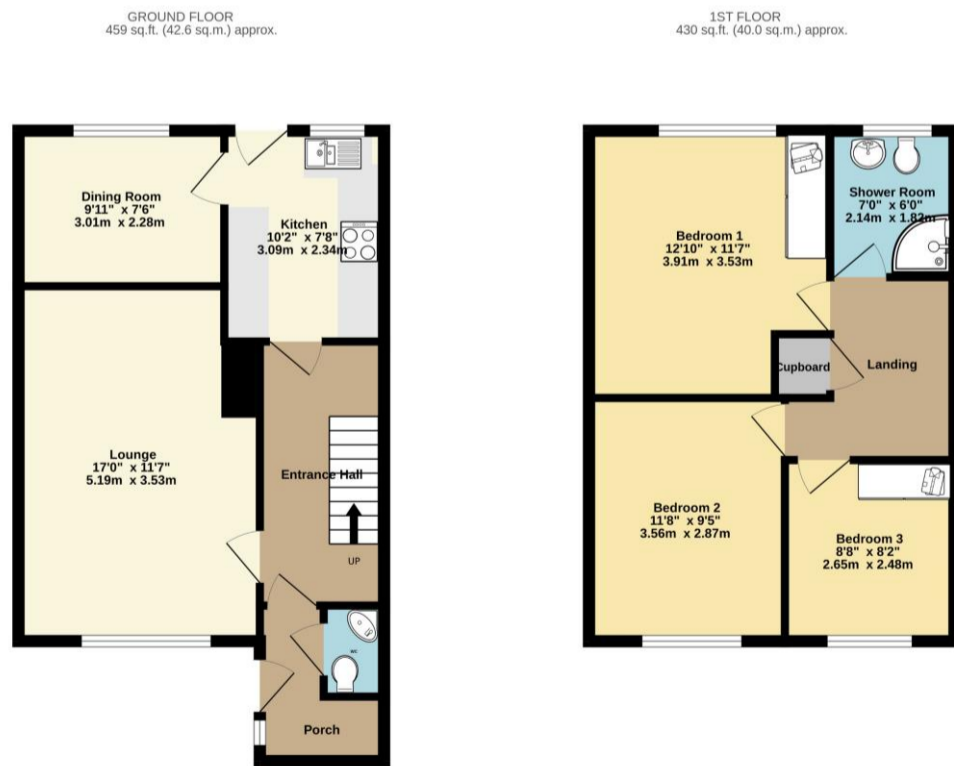
**Accommodation:** There is an entrance hall and a main hallway, a downstairs cloakroom and a lovely living room. At the rear is a kitchen and a dining room. The first floor landing accesses the three bedrooms and the shower room.

**Outside:** To the front of the house there is a small area of garden adjoining which there is off road parking. This house being on the end does have a slightly wider than average rear garden which has lawned and paved areas, there is a shed at the bottom of the garden and to the side a useful further shed.

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

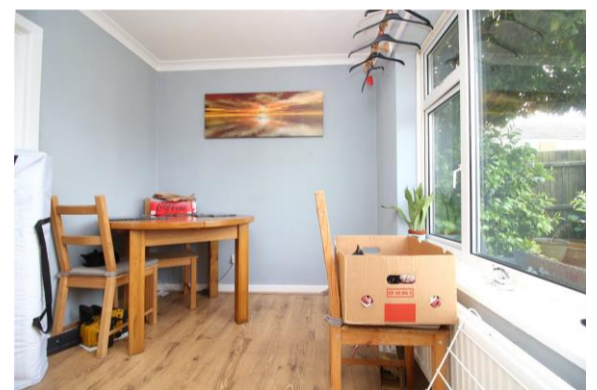
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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