

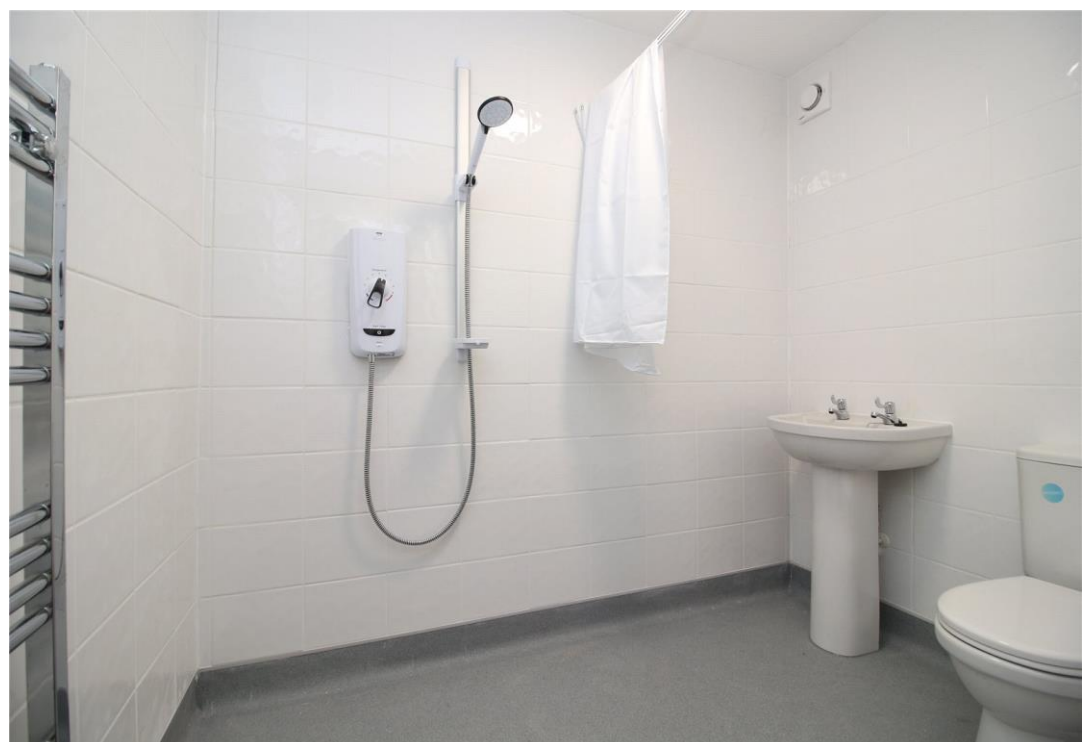


**PETTENGELLS**  
ESTATE AGENTS

5 Linford Close, New Milton, Hampshire, BH25 5RL  
**Asking Price £525,000**

5 Linford Close, New Milton, Hampshire, BH25 5RL

- Lovely location
- Splendid garden
- Chain free sale
- Chalet style home
- Originally three bedrooms
- Currently two bedrooms
- Three reception rooms
- Wet room & shower room
- First floor bathroom







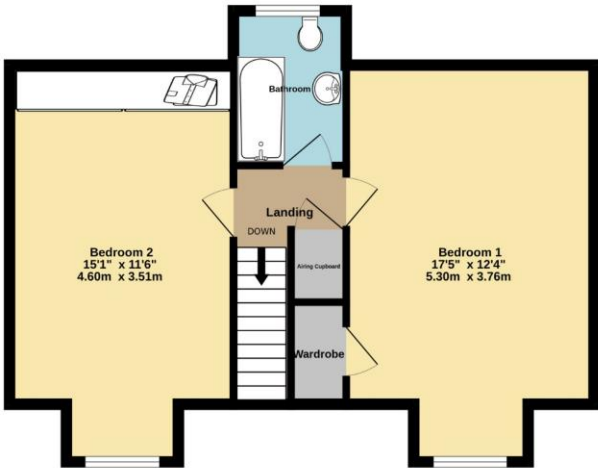
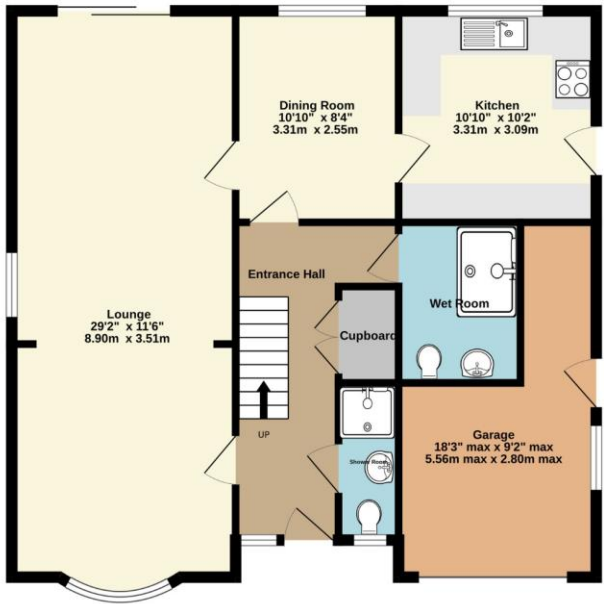
Accommodation: The entrance hall leads into the living room which overlooks the rear garden, there is then an archway into dining room although this used to be ground floor bedroom three and a future owner could put this back to a third bedroom if they wanted to. There is a breakfast room which leads into the kitchen. There is the newly fitted wet room as well as the original ground floor shower room. Upstairs there are two large bedrooms and a bathroom.

Outside: There is an area of lawned garden as well as a driveway giving off road parking and leading to the integral garage. This has been subdivided leaving a garage store at the front with electric roller door and the rear as a new wet room. The garage also houses the modern gas boiler. The rear garden is a lovely feature with lawned area, trees and shrubs.

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

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | [newmilton@pettengells.co.uk](mailto:newmilton@pettengells.co.uk) | [www.pettengells.co.uk](http://www.pettengells.co.uk)



TOTAL FLOOR AREA : 1435 sq.ft. (133.4 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. 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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