



PETTENGELLS
ESTATE AGENTS

19 Larkshill Close, New Milton, Hampshire, BH25 5RN
Asking Price £525,000

19 Larkshill Close, New Milton, Hampshire, BH25 5RN

- Very good location
- Chain free sale
- Spacious accommodation
- Nice gardens
- Driveway and garage
- Three first floor bedrooms
- One ground floor bedroom
- Bathroom and shower room
- Living room and dining room
- Conservatory and kitchen





WE ARE PLEASED TO OFFER 'CHAIN FREE', THIS FOUR BEDROOM DETACHED CHALET STYLE HOME WHICH DOES HAVE THE BENEFIT OF A GROUND FLOOR BEDROOM AND SHOWER ROOM. BEING SOLD FOR THE FIRST TIME SINCE NEW IN THE 1980's.

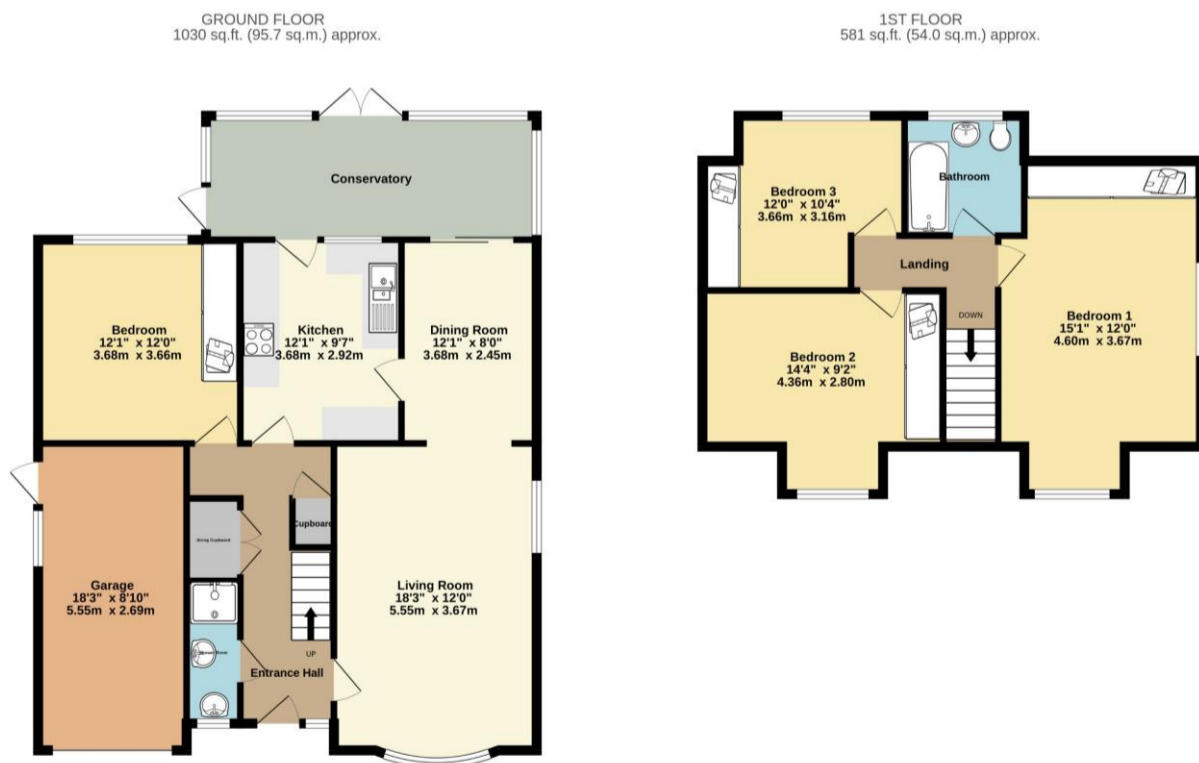
Accommodation: The entrance hall leads to the large living room and then an archway to the dining room. A spacious conservatory then overlooks the rear garden and returns to the kitchen. There is a ground floor bedroom which could equally be a further reception room, and also a shower room. Upstairs the first floor landing leads to the three double bedrooms and the bathroom.

Outside: To the front of the property is a wide paved drive giving off road parking which leads to the integral single garage with electric door. There is an area of front garden with lawn and shrubs and this also extends around the side. The lovely rear garden has lawn, paving, shrubs and a shed.

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

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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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