



PETTENGELLS
ESTATE AGENTS

43 Willowdene Close, New Milton, Hampshire, BH25 5BX
Asking Price £349,950

43 Willowdene Close, New Milton, Hampshire,
BH25 5BX

- Three double bedroom house
- Two reception rooms
- First floor bathroom
- Ground floor shower room
- Large lounge/dining room
- Integral garage
- Long driveway
- Gas fired central heating with new boiler in 2024
- Popular location
- Gardens





A SIZEABLE THREE DOUBLE BEDROOM HOUSE WITH DRIVE AND GARAGE IN POPULAR LOCATION CLOSE TO AMENITIES.

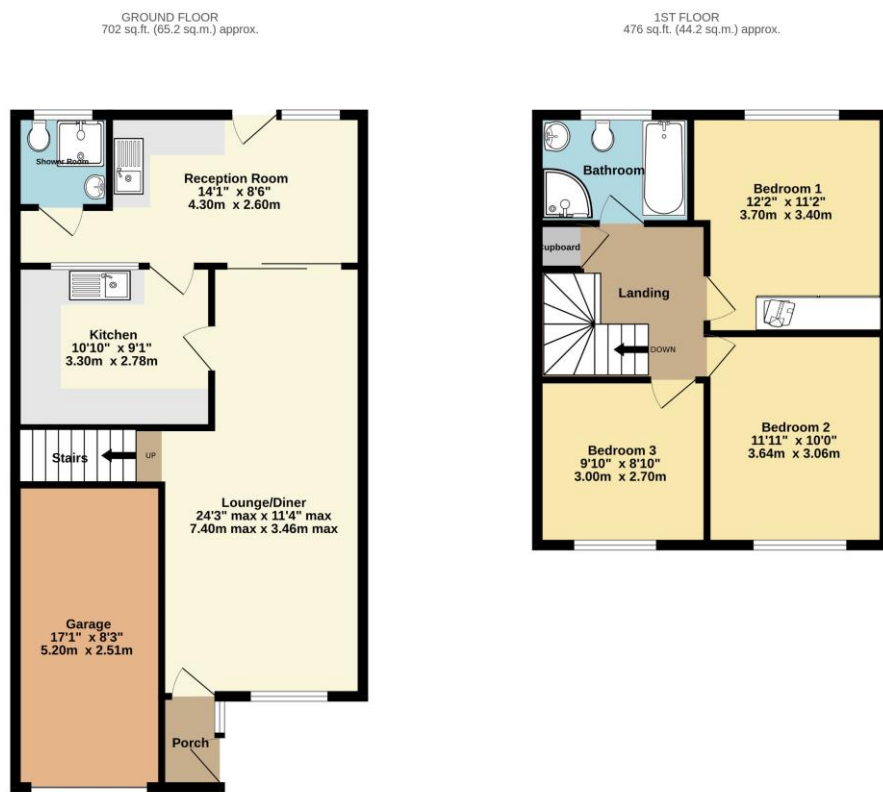
Accommodation: Front door opens into the inner porch leading into the large living/dining room with windows to front. Door to kitchen with pantry cupboard. The ground floor has the added benefit of a second reception room and a ground floor shower room. A flight of stairs lead to the first floor where there are three double bedrooms and a family bathroom with separate shower cubicle. The airing cupboard houses the new boiler which was replaced in 2024.

Outside: The front driveway gives parking for several vehicles and in turn leads to the garage with up and over door with light and power. The tiered rear garden is laid to lawn with flower and shrub borders and a gate at the top of the garden offering rear access.

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

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TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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. 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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