



**PETTENGELLS**  
ESTATE AGENTS

Avon Lodge, Christchurch Road, New Milton, Hampshire, BH25 6QF  
Asking Price £535,000

Avon Lodge, Christchurch Road, New Milton,  
Hampshire, BH25 6QF

- Very spacious home
- South facing garden
- Twin driveways
- Double garage
- Living room
- Conservatory
- Kitchen/breakfast room
- Four bedrooms
- Family room/bedroom five
- Available quickly





SUPREMELY SPACIOUS FOUR BEDROOM CHALET STYLE HOME, OFFERED CHAIN FREE AND WITH THE BENEFIT OF A SOUTH FACING GARDEN AND DOUBLE GARAGE.

Accommodation: This spacious home has a large welcoming entrance hall which also has a cupboard housing the boiler for the gas fired central heating. There is a living room which opens to the conservatory and that in turn leads to the rear garden. There is a kitchen/breakfast room, a ground floor bedroom and bathroom, as well as a further reception room overlooking the rear garden, although this could even be a fifth bedroom. Upstairs the landing leads to three bedrooms and a further bathroom

Outside: The house has an area of paved front garden, a five bar gate opens to a wide driveway giving good off road parking plus there is an additional driveway off Connaught Close accessing the detached double garage. The rear garden enjoys a southerly aspect and comprises lawned and paved areas with shrub borders.

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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