



PETTENGELLS
ESTATE AGENTS

The Coach House, 9 The George, Christchurch Road, New Milton, Hampshire, BH25 6QJ
Asking Price £350,000

The Coach House, 9 The George, Christchurch Road, New Milton, Hampshire, BH25 6QJ

- Freehold house
- Newly converted character building
- Two double bedrooms
- Living/dining room
- Kitchen & bathroom
- Gas central heating
- 10 year warranty, part exchange considered
- Own patio to front
- Utility room/cloakroom
- Two parking spaces and EV charging point





NEWLY CONVERTED SEMI-DETACHED COACH HOUSE AS PART OF A PRESTIGIOUS PENNYFARTHINGS CONVERSION OF THIS ATTRACTIVE HERITAGE BUILDING.

Accommodation: There is a welcoming entrance hall leading to the open plan living space with lounge/dining/kitchen area with door from the living room to the private patio. There is a cloaks/utility room with back door. Upstairs the bright landing opens to the two bedrooms and there is a bathroom.

Outside: There are two allocated parking spaces close to the front of the house, the property also enjoys the benefit of its own patio accessed off the living room.

EPC & Council tax band: TBC, Tenure: Freehold, approx floor area 780 sq ft, current annual maintenance £214.

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*Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.
Plan produced using PlanUp.

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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