

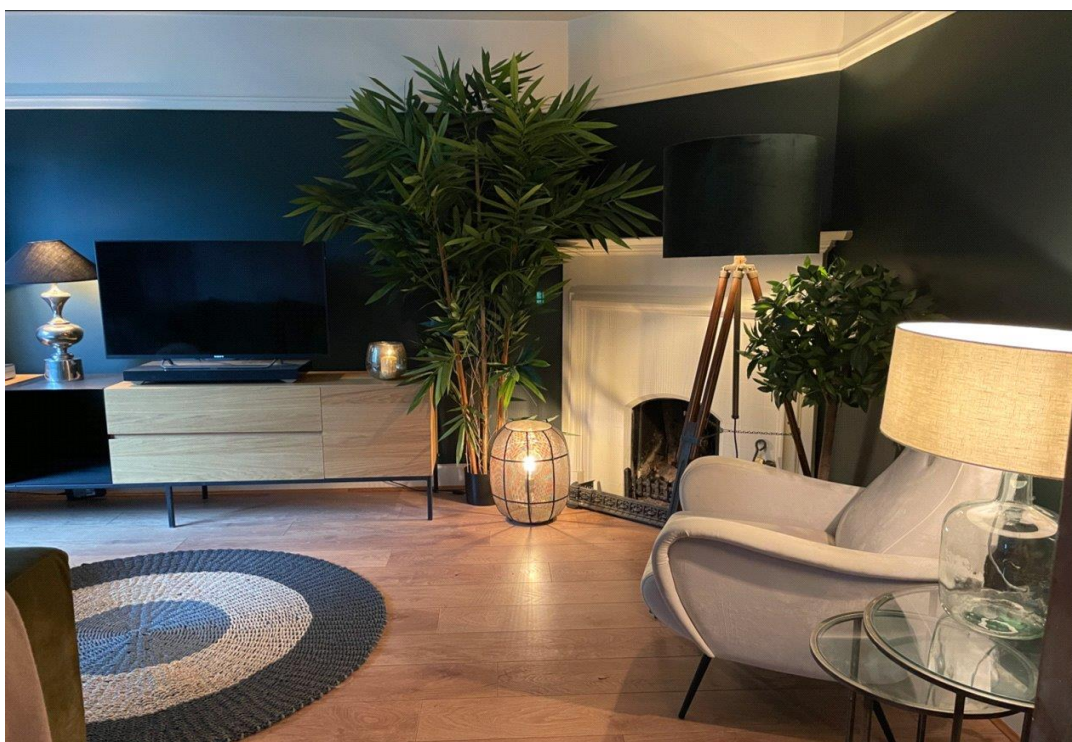
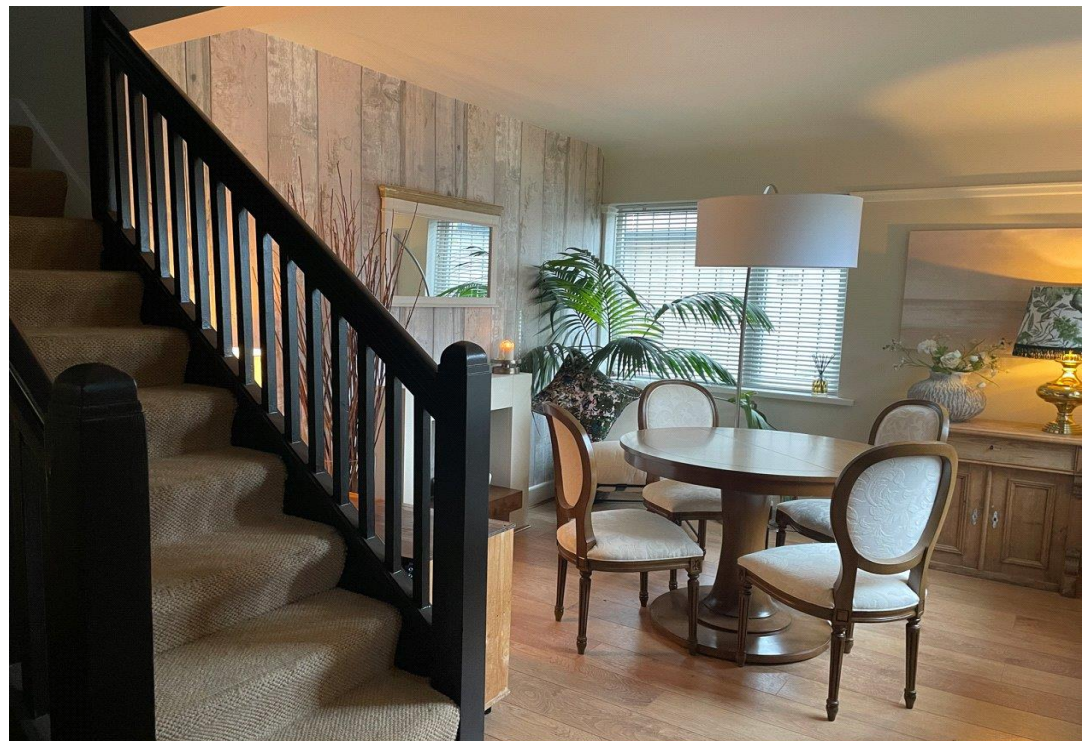


**PETTENGELLS**  
ESTATE AGENTS

32 Vincent Road, New Milton, Hampshire, BH25 6SN  
**Asking Price £675,000**

32 Vincent Road, New Milton, Hampshire, BH25 6SN

- Lovely character home
- Close to town and station
- Pleasant gardens
- Drive, car port and garage
- Very spacious accommodation
- Impressive kitchen overlooking garden
- Four bedrooms, Two bathrooms
- Living room and separate dining room
- Conservatory
- Family room/office
- Chain free sale





Accommodation: Downstairs, as well as a splendid kitchen/breakfast room, there are four reception rooms, including a conservatory. Cloakroom/WC. The characterful first floor landing, opens to the four bedrooms. Bedroom one is particularly generous, overlooking the rear garden and with extensive fitted wardrobes and an ensuite shower room. Two of the further bedrooms also have fitted wardrobes. There is a bathroom and separate WC.

EPC: D, 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. 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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