

32 Vincent Road, New Milton, Hampshire, BH25 6SN Asking Price £695,000

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- 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
- Kitchen













HIGHLY DESIRABLE AND SPACIOUS FAMILY HOME, GREAT LOCATION CLOSE TO TOWN CENTRE, VIEWING RECOMMENDED.

Accommodation: There is an entrance hall with downstairs WC and adjoining the hall is a lovely dining room. There is a lounge, a family room/office and a conservatory so lots of living space. Impressive kitchen/breakfast room overlooks the rear garden with separate utilty room. Upstairs the landing leads to four double bedrooms, two bathrooms, one of which is an en suite, plus a further WC.

Outside: To the front of the house there is off-road parking for several cars on the driveway and this leads initially to a carport and then garage measuring 18'5' x 9'3. There's an area front garden screened by a mature hedge. The rear garden is a lovely feature of the house with lawned area, plus garden chalet and shed. There is also a lovely decked area adjoining the property.

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

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ESTATE AGENTS

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.

MASTER BEDROOM
15'2" x 10'7"
4.62m x 3.23m

LANDING
11'7" x 10'2"
3.53m x 3.10m
narrowing to 2.24m

WC

BEDROOM 3
11'8" x 11'2"
3.56m x 3.40m

TOTAL FL.OOR AREA: 1712 sq.ft. (159.0 sq.m.) approx.

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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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