



PETTENGELLS
ESTATE AGENTS

33 Chatsworth Way, New Milton, Hampshire, BH25 5UL
Asking Price £450,000

33 Chatsworth Way, New Milton, Hampshire,
BH25 5UL

- Impressive end of terrace home
- Five double bedrooms
- Fabulous living room
- Well appointed kitchen/dining/family room
- New ground floor shower room
- Modern first floor bathroom
- Gardens
- Viewing recommended
- Flexible accommodation - Annexe potential





DECEPTIVELY SPACIOUS FIVE DOUBLE BEDROOM, END OF TERRACE HOUSE WHICH ALSO BENEFITS FROM TWO BATHROOMS, AN IMPRESSIVE LIVING ROOM AND A MAGNIFICENT 20' KITCHEN/FAMILY ROOM.

Accommodation: The entrance hall leads into a splendid living room overlooking the rear garden. There is then a superb large kitchen/dining/family room. The kitchen is large and well appointed. There are two ground floor bedrooms, although one of these could be a further reception room or study/home office and there is a newly fitted shower room. Upstairs the first floor landing leads into three double bedrooms and a modern bathroom.

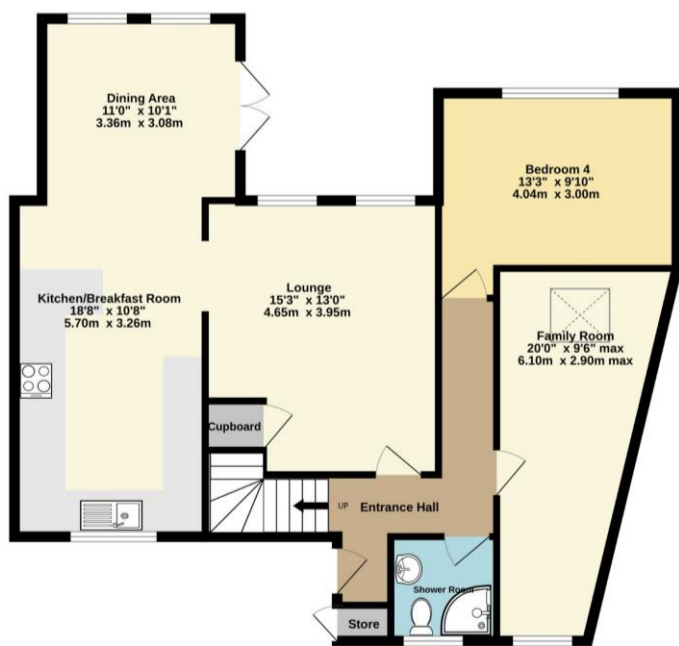
Outside: To the front and the side there is lawned garden. The rear garden has been laid out for relative 'ease of maintenance' i.e currently without a lawn. There is also a paved area and the original driveway leads to the detached single garage. A future owner could reinstate the use of the driveway to give off road parking is so desired, but there is currently a fence.

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

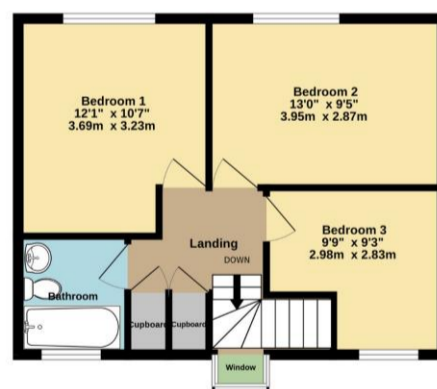
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1377 sq.ft. (128.0 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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