



PETTENGELLS
ESTATE AGENTS

8 Earlswood Park, New Milton, Hampshire, BH25 5GZ
Asking Price £425,000

8 Earlswood Park, New Milton, Hampshire, BH25 5GZ

- Lovely detached house
- Chain free sale
- Drive & garage
- Pleasant garden
- Living room with archway to dining room
- Conservatory
- Kitchen
- Three bedrooms
- Bathroom & ensuite shower room
- Available quickly





APPEALING DETACHED HOME OFFERED CHAIN FREE.

Accommodation: The entrance hall leads into a lovely living room, an archway then opens to a dining room and doors then to a conservatory which overlooks the rear garden. The kitchen also overlooks the rear garden and there is a downstairs cloakroom. The first floor landing leads to the three bedrooms, two doubles and a single. Bedroom one has an ensuite shower room and there is a main bathroom.

Outside: To the front of the house the driveway gives off road parking and leads to the garage measuring 17'4" x 8'8", has electric up and over door plus power points. The rear garden comprises a lawned area with shrub borders. There is a garden shed and paved patio.

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

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TOTAL FLOOR AREA: 1138 sq.ft. (105.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items not appropriate 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 is given as to their operability or efficiency can be given.
Made with MapInfo 12.0.04



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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