



**PETTENGELLS**  
ESTATE AGENTS

4 Carisbrooke Court, New Milton, Hampshire, BH25 5US  
Asking Price £325,000

## 4 Carisbrooke Court, New Milton, Hampshire, BH25 5US

- Appealing semi-detached house
- Pleasant enclave on Chatsworth Park
- Driveway and garage
- Lovely garden
- Large living room
- Well appointed kitchen
- Beautiful bathroom
- Two double bedrooms
- Vendor suited





IMPRESSIVE HOUSE ON POPULAR DEVELOPMENT. DRIVE, GARAGE AND GARDENS.

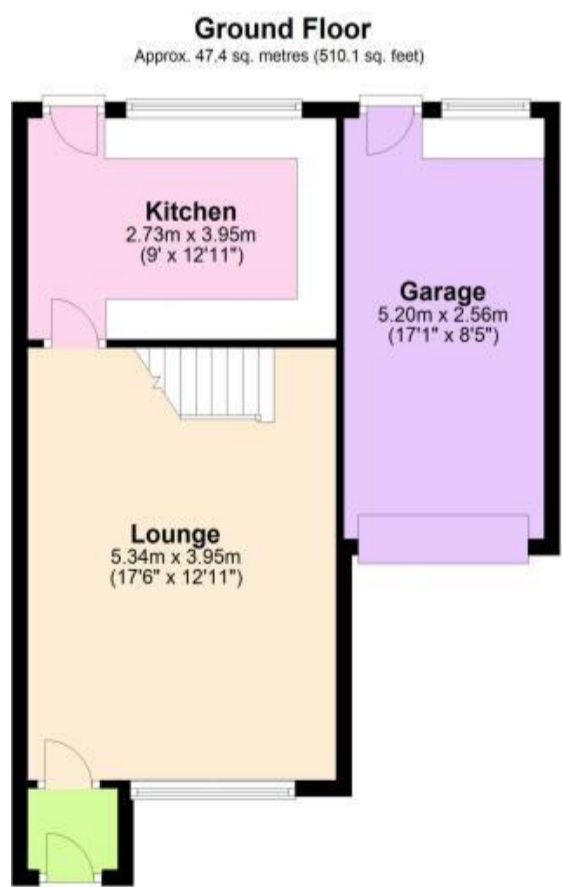
Accommodation: There is an entrance vestibule leading into a spacious living/dining room. There is then a lovely modern kitchen with quality stone work surfaces and overlooking the rear garden. The first floor landing opens to the two double bedrooms and bathroom with window.

Outside: To the front of the area of garden, this adjoins the drive which gives off parking for two cars and leads to the single garage (with electric door). This leads to the attractive rear garden, which comprises mainly lawned and paved areas.

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



4 Carisbrook Court

**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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