



PETTENGELLS
ESTATE AGENTS

20 Arundel Close, New Milton, Hampshire, BH25 5UH
Asking Price £300,000

20 Arundel Close, New Milton, Hampshire, BH25 5UH

- Lovely two bedroom semi'
- Chain free sale
- South facing garden
- Lounge
- Dining room
- Modern kitchen
- Shower room
- Garage
- Freehold





EXTENDED TWO BEDROOM HOME WITH GARAGE, OFFERED 'CHAIN FREE'.

Accommodation: The entrance hall has a utility cupboard with plumbing for washing machine and leads into the superb living room and dining room. This being split level with a pleasant outlook over the rear garden. There is an impressive modern kitchen (appliances including range cooker included). The first floor landing leads to the two bedrooms. Bedroom one having fitted wardrobes and there is a shower room with window and this also houses the gas boiler for the central heating.

Outside: There are gardens to the front and rear, with the south facing rear garden being particularly impressive having a lovely lawned area as well as paved patio and a variety of shrubs there's also a small pond/water feature and a further paved patio at the bottom of the garden.

Note: There are some communal areas close to the house for which there is a modest annual payment towards maintenance, which most recently was £80.

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

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TOTAL FLOOR AREA: 796 sq.ft. (73.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Housplan 02/04

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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