



**PETTENGELLS**  
ESTATE AGENTS

123 Station Road, New Milton, Hampshire, BH25 6JP  
Asking Price £465,000

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- Modern semi' in good location
- Garden
- Three Bedrooms
- En Suite to Main Bedroom
- Well Appointed Kitchen
- Downstairs Cloakroom
- Living/Dining Room
- Two Parking Spaces
- Set Back from Main Road
- Family Bathroom





MODERN PENNYFARTHINGS BUILT SEMI-DETACHED HOUSE, AVAILABLE QUICKLY AND CONVENIENTLY 'TUCKED AWAY' BUT CLOSE TO THE TOWN CENTRE.

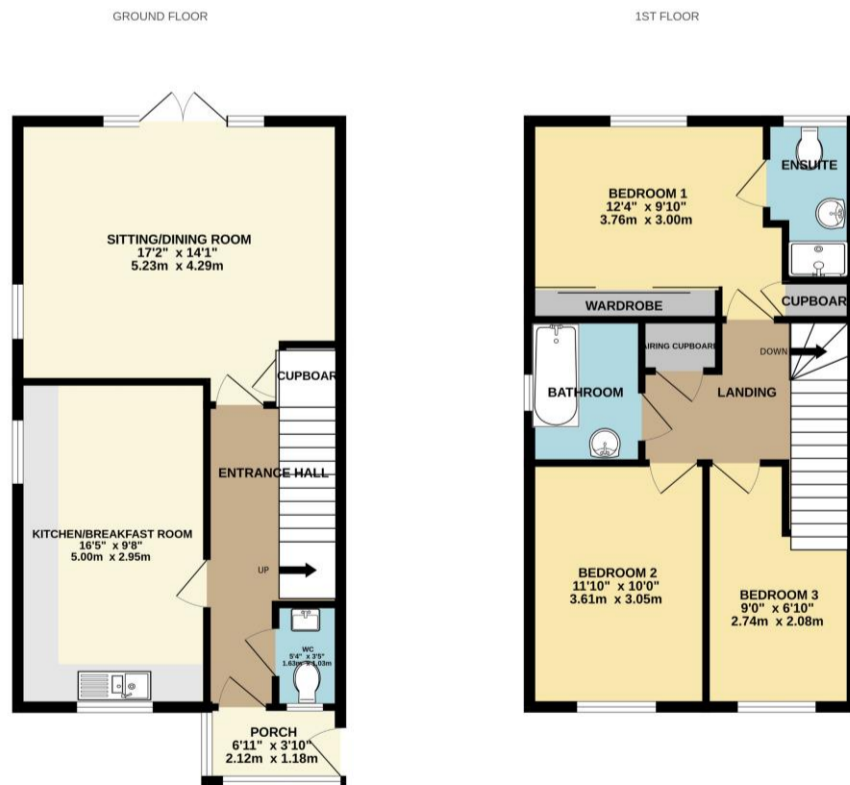
Accommodation: There is a recently built and spacious porch which opens to the entrance hall, this leads into a generous living/dining room which overlooks the back garden. There is a well-appointed kitchen/breakfast room with various integrated appliances and also housing the electric fired central heating boiler. There is also a downstairs cloakroom. Staircase then leads to the first floor landing. Bedroom one is a good size, with fitted wardrobes and an ensuite shower room. There are two further bedrooms and a family bathroom which does have an easy access bath. There is a large garden room adjoining the house which is currently under construction and may not be fully finished prior to sale but will offer many potential uses for a future owner.

Outside: To the front of the house there are two allocated parking spaces as shown by the arrowed pictures. The main garden is to the rear, this has currently been laid out for relative 'ease of maintenance' and has various shrubs and a pleasant tree-lined backdrop.

Council tax band: D, approx floor area: 1100 sq ft, Tenure: Freehold

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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. Made with iMagine v2024

**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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