



PETTENGELLS
ESTATE AGENTS

15 Conway Close, New Milton, Hampshire, BH25 6AL
Asking Price £375,000

15 Conway Close, New Milton, Hampshire, BH25 6AL

- Appealing end of terrace house
- Walking distance to town/station
- Large living room
- Superb family room overlooking garden
- Kitchen
- Potential ground floor bedroom 4
- Bathroom and shower room, each with WC
- Gardens and garage
- Downstairs WC
- Solar panels give income





IMPRESSIVE THREE/FOUR BEDROOM FAMILY HOME SITUATED WITHIN WALKING DISTANCE OF NEW MILTON TOWN/STATION.

Accommodation: A porch leads into the entrance hall which in turn opens to the living room. This in turn then leads to the impressive dining/family room with vaulted ceiling and overlooking the rear garden. There is a separate utility room. The kitchen has an additional larder/pantry area which also houses the modern gas boiler. There is a further downstairs reception room/fourth bedroom and next to this a cloakroom. The first floor landing accesses three bedrooms with even the third bedroom is a small double/large single. There is a bathroom with WC and then a shower room with WC.

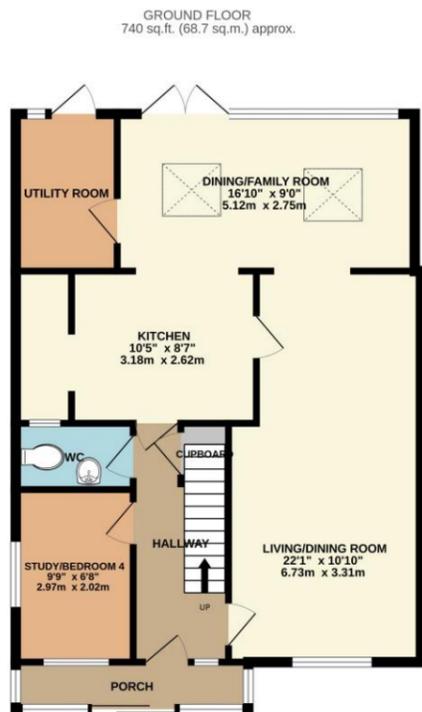
Outside: There is a garage in a block opposite (leasehold). There is an area of open plan lawned front garden. The rear garden has 'easy to maintain' proportions and has an artificial lawn.

Solar panels: These are owned and obviously go with the house. The current sellers inform us that in the last 12 months these have brought in an income of over £2,000 which has more than paid for their gas and electric bills!

Council tax band: C, Tenure: Freehold

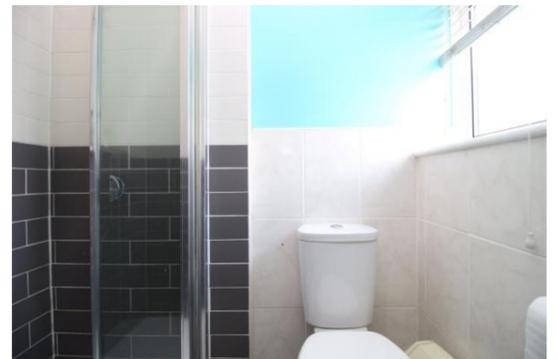
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TOTAL FLOOR AREA: 1244 sq.ft. (115.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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