



**PETTENGELLS**  
ESTATE AGENTS

51 Chatsworth Way, New Milton, Hampshire, BH25 5UQ  
Asking Price £439,950

## 51 Chatsworth Way, New Milton, Hampshire, BH25 5UQ

- Extended three bedroom detached house
- Two reception rooms
- Impressive kitchen/breakfast room
- Ground floor shower room and bedroom
- First floor bathroom
- Gas fired central heating
- Double glazed
- Good sized rear garden
- Popular development
- Previously 3 beds' upstairs (2 beds' into 1)





A LOVELY EXTENDED THREE BEDROOM DETACHED HOUSE WITH TWO RECEPTION ROOMS AND TWO BATHROOMS IN THIS POPULAR DEVELOPMENT.

Accommodation: Front door leads into the entrance hall with stairs to the first floor, door to the ground floor bedroom, which then leads into ground floor shower room, and door into rear garden. From the main entrance door leads into the living room and then into the impressive kitchen/breakfast room which is archwayed into further reception room and overlooks the rear garden. On the first floor there are two good sized bedrooms and a family bathroom. Originally there were three bedrooms upstairs and bedrooms two and three have been knocked into one bedroom, which could be subdivided back if an extra bedroom was needed.

Outside: The front offers off-road parking and gravelled area for low maintenance. The rear garden is a particularly nice feature of the property, which is a good size and laid to lawn with pleasant patio and further seating area. There is a storage shed and further area of garden to the rear.

Council tax band: D, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1147 sq.ft. (106.5 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 areas 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 MapInfo v12.00

**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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