



PETTENGELLS
ESTATE AGENTS

30 Leigh Road, New Milton, Hampshire, BH25 5JY
Asking Price £645,000

30 Leigh Road, New Milton, Hampshire, BH25 5JY

- Close to New Milton town centre & railway station
- Four bedroom detached house
- Ensuite shower room to master bedroom
- Main family bathroom & ground floor wc
- Three reception rooms
- Well appointed kitchen
- Utility room
- Integral garage with electric door, power & lighting
- All year round conservatory with solid roof
- Vendor suited





A SUPERB FOUR BEDROOM, THREE RECEPTION ROOM DETACHED HOUSE SITUATED IN A VERY CONVENIENT AND QUIET LOCATION CLOSE TO NEW MILTON TOWN CENTRE AND RAILWAY STATION.

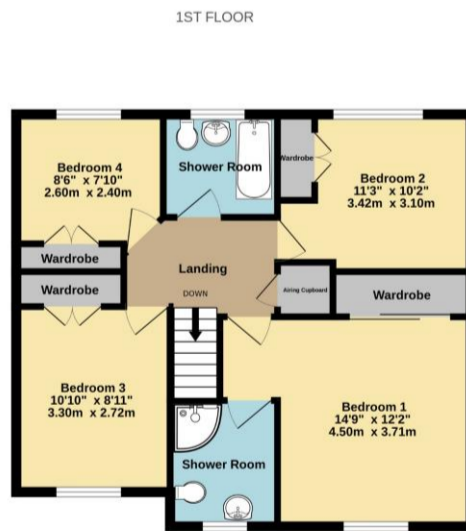
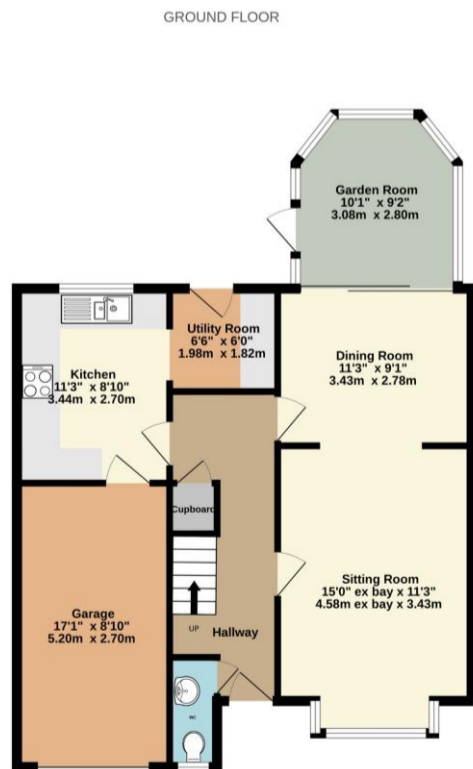
Accommodation: Front door opens to the hall with door to living room with an archway into separate dining room which in turn leads into the extended conservatory room which has had a solid roof construction. The well appointed and impressive kitchen has a door to the integral garage and also door to utility room with access to rear garden. There is a downstairs WC with window. On the first floor there are four good sized bedrooms all with built in wardrobes and the master bedroom having an ensuite shower room and a main family bathroom to compliment.

Outside: The property is set back off the road with the initial entrance being shared with two other properties, in turn leading to the driveway with parking for multiple vehicles. The rear garden comprises lawned area, patio, mature flower and shrub borders with outbuildings including large workshop which has power.

EPC: D, Council tax band: F, 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.
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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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