



**PETTENGELLS**  
ESTATE AGENTS

55 Fawn Gardens, New Milton, Hampshire, BH25 5GJ  
Asking Price £350,000

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- Three bedroom house on edge of popular development
- Overlooking open green
- Garage and parking
- Garden
- Living room
- Kitchen
- Dining room
- Bathroom
- Downstairs Cloakroom
- Potential Chain free sale







THREE BEDROOM CREST BUILT HOUSE WITH GARAGE, PLEASANT OUTLOOK OVER OPEN GREEN TO FRONT, BEING SOLD FOR THE FIRST TIME SINCE BEING BRAND NEW IN THE LATE 1990s - ONE CAREFUL OWNER!

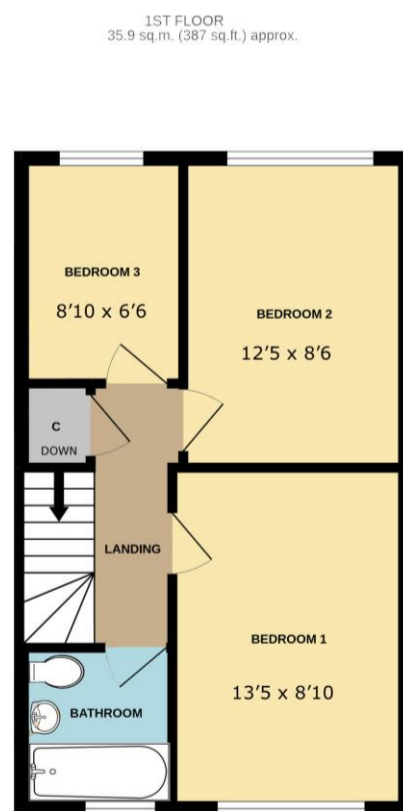
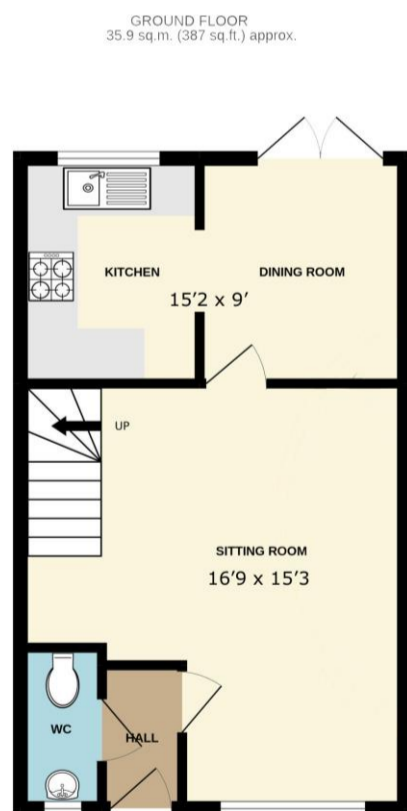
Accommodation: There is an entrance hall and a useful downstairs cloakroom. Then a spacious living room. The kitchen with archway to dining room overlooks the rear garden. The first floor landing leads to the three bedrooms, two doubles and a single as well as the bathroom.

Outside: To the front there is a small area of garden, there's also a single garage with parking in front. There is a lovely open green in front of the house, ideal perhaps for children to play or perhaps dog walkers and there is a lovely woodland walk/shortcut towards the Water Meadow, Ballard Lake and then into town. The rear garden enjoys a bright aspect for the afternoon sun.

EPC: C, 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: 71.9 sq.m. (774 sq.ft.) approx.  
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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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