



PETTENGELLS
ESTATE AGENTS

5 South Avenue, New Milton, Hampshire, BH25 6EY
Offers Over £625,000

5 South Avenue, New Milton, Hampshire, BH25 6EY

- Sought after location, offered chain free
- Spacious and well appointed home
- Impressive kitchen/diner
- Lovely living room
- Conservatory
- Four bedrooms, two ground floor, two first floor
- First floor shower room
- Approx south facing garden
- Large garage 8m x 3m
- Ground floor bedroom & ensuite





SPLENDID AND SPACIOUS CHARACTER CHALET STYLE BUNGALOW WITH FABULOUS SUNNY GARDEN AND SITUATED IN AN ENVIABLE LOCATION.

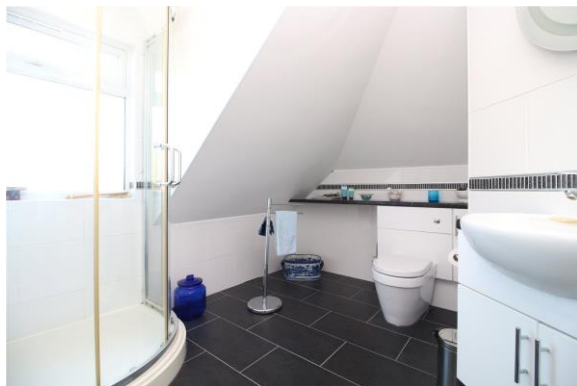
Accommodation: There is a porch leaning into an entrance hall. A lovely living room then opens to a wonderful conservatory which overlooks the rear garden. There is an impressive kitchen/dining room and then two ground floor bedrooms with bedroom one being particularly impressive having fitted wardrobes and an ensuite shower room. There is a utility alcove off the hallway which also houses a gas boiler for the central heating. The bathroom is complemented by a cloakroom/second WC. Upstairs the landing leads to two bright double aspect bedrooms and a shower room.

Outside: To the front of the property is an attractive area of garden, adjoining this the drive way gives good off road parking and leads to the detached garage 8m x 3m, partitioned to create workshop at rear. The lovely rear garden which enjoys a superb sunny aspect, has lawned and paved areas, shrubs and two sheds.

Council tax band: E, Tenure: Freehold

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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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