



PETTENGELLS
ESTATE AGENTS

17 Kings Road, New Milton, Hampshire, BH25 5AX
Asking Price £575,000

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- Superb character home
- Impressive large garden
- Driveway and garage
- Living room with open fire
- Dining/family room
- Snug
- Kitchen
- Three bedrooms
- Bathroom
- Walking distance to shops and local school





LOVELY CHARACTER DETACHED HOUSE WITH PARTICULARLY IMPRESSIVE LIVING ACCOMMODATION WITH THREE RECEPTION ROOMS
 Accommodation: The entrance hall leads into a lovely living room with open fire place. There is then a kitchen which leads into the family/dining room at the rear which has a feature vaulted ceiling and in turn opens to the snug. There's also downstairs cloakroom plus a store room behind the garage. Upstairs the landing opens to three bedrooms and a bathroom.

Outside: To the front of the house is an area of garden and adjoining this drive gives off a parking and leads to the single garage. The rear garden is a lovely feature being large with mainly lawned area, shrubs and a good size paved patio.

EPC: E, 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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