



PETTENGELLS
ESTATE AGENTS

29a Barton Court Road, New Milton, Hampshire, BH25 6NW
Asking Price £675,000

29a Barton Court Road, New Milton, Hampshire,
BH25 6NW

- Three double bedroom detached chalet
- One ground floor bedroom with ground floor shower
- Two first floor bedrooms and further shower room
- Triple aspect living room
- Separate dining room
- Well appointed kitchen/breakfast room and utility room
- Gas fired central heating and air-conditioned bedrooms
- 22' Detached garage with electric door
- Beautiful gardens front and rear
- Close to New Milton town and amenities





A BEAUTIFULLY PRESENTED THREE BEDROOM, TWO RECEPTION ROOM DETACHED CHALET PROPERTY CLOSE TO NEW MILTON TOWN CENTRE

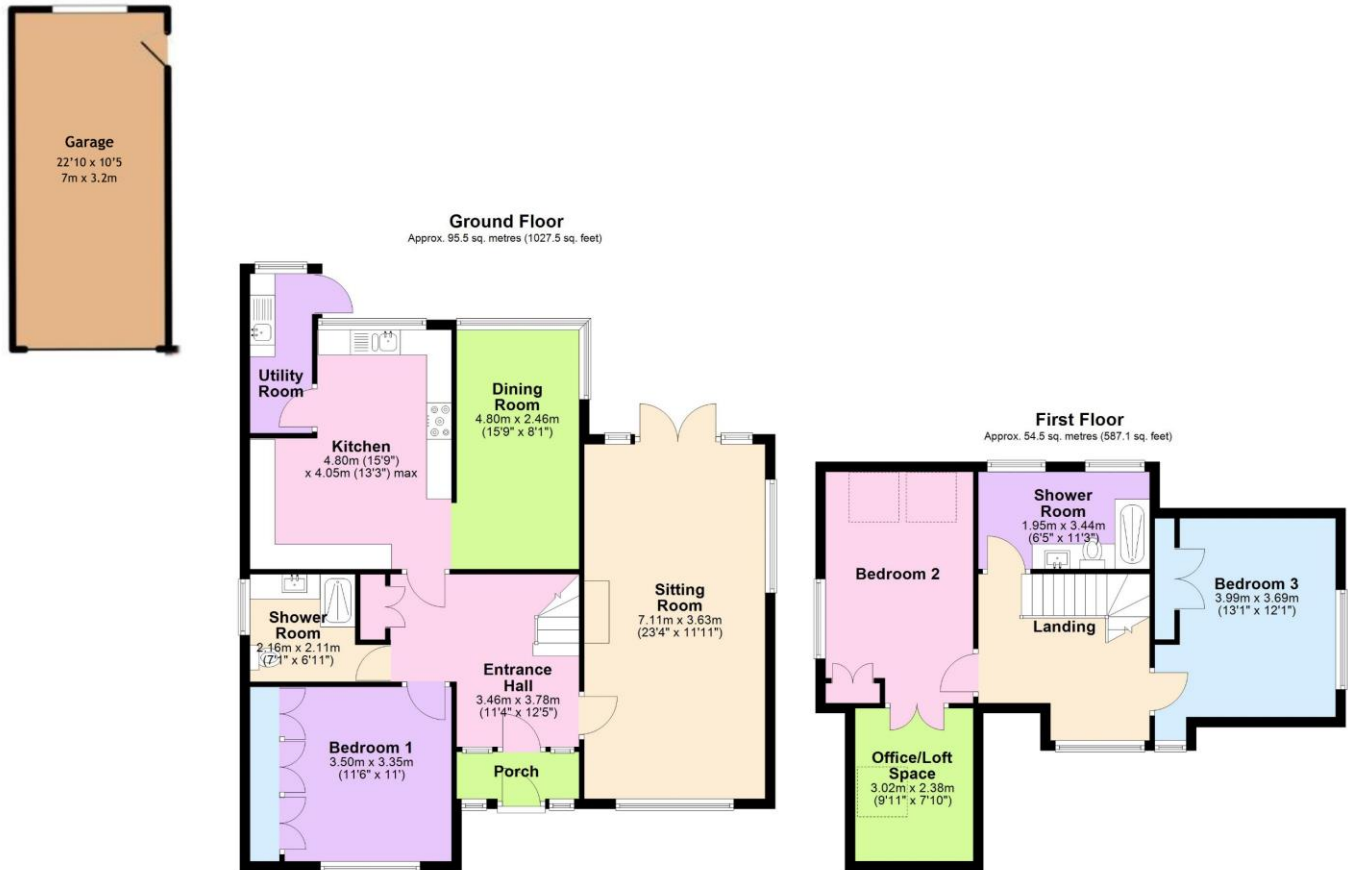
Accommodation: The front door opens into a handy entrance porch, in turn leading into the spacious entrance hall with airing cupboard and understairs storage cupboard. The 23ft triple aspect living room has doors opening onto the patio area. The impressive dining room has a double aspect view overlooking the rear garden which then leads into the well appointed kitchen/breakfast room with door into separate utility room where the gas boiler is located, plus door to the rear garden. There is a ground floor double bedroom with a wide range of fitted wardrobes and modern shower room adjoining also on the ground floor. On the first floor there are two further double bedrooms both with fitted cupboards. From bedroom two a hidden door leads into a large area of loft space currently being used as an office, and an impressive shower room to compliment. Please note all three bedrooms have the great benefit of a combined air conditioning/heating unit.

Outside: The driveway gives off road parking for multiple vehicles with driveway to the side with double gates then leading to the detached garage with electric door and power. The front and rear gardens are beautifully manicured with established and mature shrub and flower borders, with a large grassed area and patio area.

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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