



PETTENGELLS
ESTATE AGENTS

1 Priory Cottage, Christchurch Road, New Milton, Hampshire, BH25 6QB
Asking Price £395,000

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- Three double bedroom semi-detached house
- Kitchen/breakfast room
- Lounge/diner
- Ground floor cloakroom
- Driveway to front and car port to rear with double gates
- Ensuite shower room to master bedroom
- Further family bathroom
- Convenient location close to amenities
- Double glazed and gas-fired central heating
- South facing rear garden





A THREE DOUBLE BEDROOM SEMI DETACHED HOUSE BUILT BY RESPECTED LOCAL DEVELOPERS SOLENT PROJECTS.

Accommodation: Front door opens into the handy entrance porch and in turn leads into the hallway with ground floor cloakroom. The good sized kitchen has a dual aspect and door to side. The dual aspect 19' living room at the rear and has doors opening onto the garden. The first floor landing leads to three double bedrooms with the master bedroom having en suite shower room and there is a family bathroom to compliment. The loft has spray foam insulation.

Outside: To the front is off-road parking with mature hedge border. There is a gate to the side leading into the 'low maintenance' a rear garden with outside storage shed with power and also a carport with double gates onto the side road, with access via Park Road.

EPC: D, Council tax band: D, Tenure: Freehold, approx floor area: 1022 sq ft

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



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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