

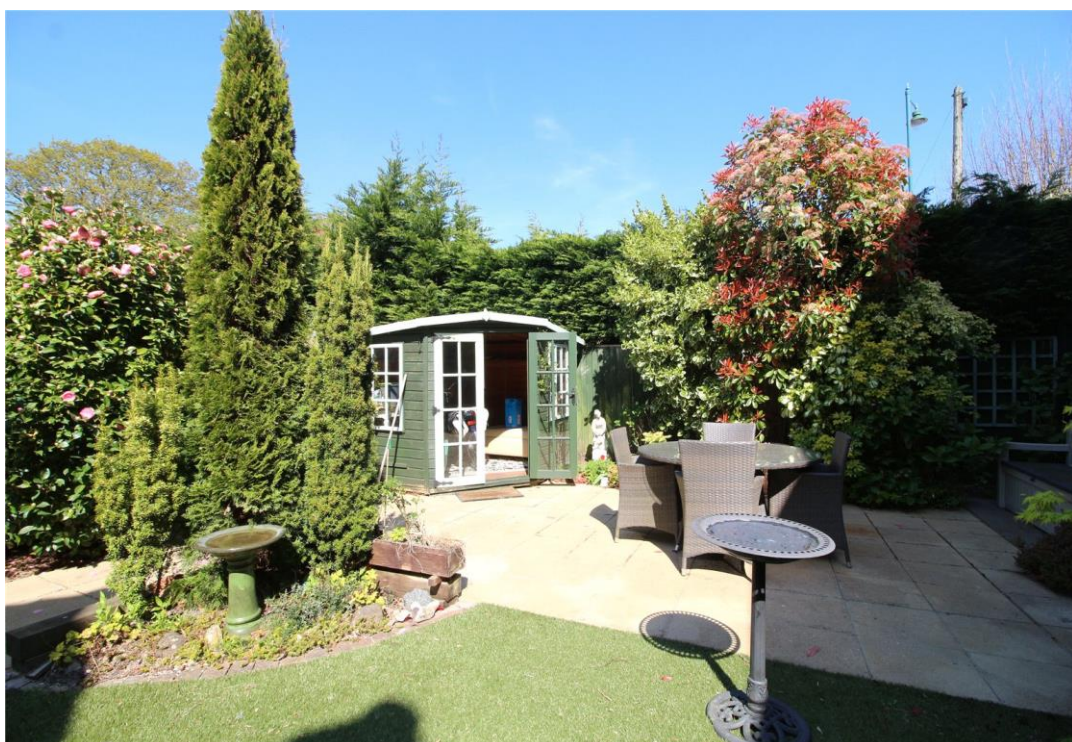


PETTENGELLS
ESTATE AGENTS

1 Olivia Court, Station Road, New Milton, Hampshire, BH25 6LU
Offers Over £450,000

1 Olivia Court, Station Road, New Milton,
Hampshire, BH25 6LU

- Interesting house, close to town centre
- Lovely kitchen/breakfast Room
- Three Bedrooms
- Two shower rooms
- 26' Living/dining room
- Leasehold home
- Gardens and garage
- Living/dining room
- Downstairs cloakroom
- Pennyfarthings built





WE ARE DELIGHTED TO OFFER THIS PENNYFARTHINGS BUILT THREE BEDROOM HOUSE CONVENIENTLY SITUATED CLOSE TO NEW MILTON TOWN CENTRE.

Accommodation: The entrance hall leads into a lovely double aspect living room/dining room overlooking the front and rear garden areas. There is an impressive kitchen/breakfast room and a downstairs cloak room. The landing leads to three bedrooms, with even the third bedroom being a reasonable size. Bedroom one has a ensuite shower room, plus there's a main shower room.

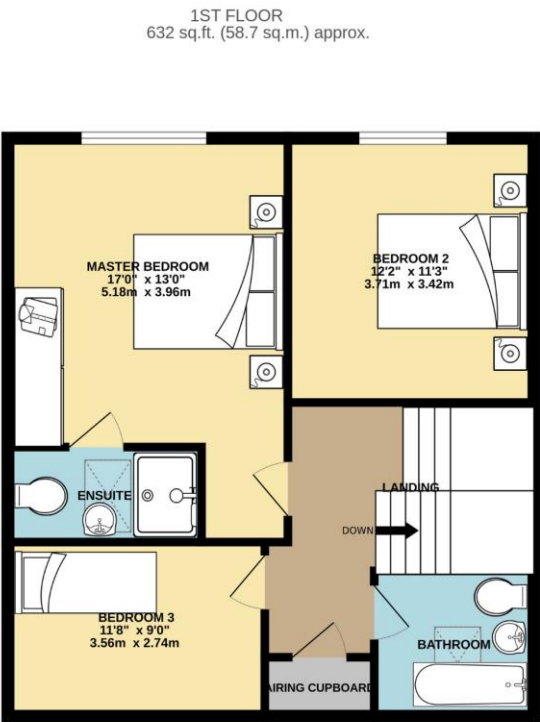
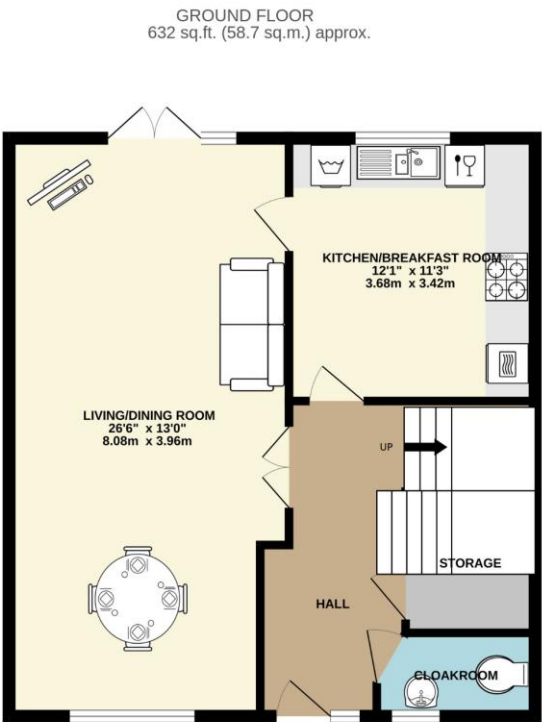
Outside: There are lovely (technically communal) gardens to the front and rear of the property. The rear garden is enclosed and laid out for ease of maintenance with artificial lawn, paved patio, and various shrubs. There's a summer house and shed, both with power. There's a garage (18' x 9') in front with electric door.

EPC: D, Council tax band: D, Tenure: leasehold 101 years left until 2126, last annual maintenance: £1800, Ground rent: £500. Maintenance charge includes front garden maintenance, building insurance and window cleaning.

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TOTAL FLOOR AREA: 1264 sq.ft. (117.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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