



PETTENGELLS
ESTATE AGENTS

3 Winston Court, Lymington Road, New Milton, Hampshire, BH25 6PG
Asking Price £325,000

3 Winston Court, Lymington Road, New Milton,
Hampshire, BH25 6PG

- Mid terrace house
- 2/3 Bedrooms (see text)
- Bathroom/WC
- Shower room/WC
- Living/dining room
- Kitchen
- Betwixt town and beach
- Gardens
- Garage
- Chain free sale





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS FREEHOLD HOUSE WITH GARAGE, CONVENIENTLY SITUATED CLOSE TO NEW MILTON TOWN/AMENITIES. The house was built with three bedrooms but one of these has been converted to create a shower room which currently complements the bathroom, obviously with scope to make three bedrooms again.

Accommodation: There is a porch and then entrance hall leading into a double aspect living/dining room. The kitchen overlooks and opens out to the rear garden and also houses the gas boiler for the central heating. This house was built with three bedrooms but one of these bedrooms has been subsequently been changed to a shower room, so there are now two double bedrooms, a bathroom and separate shower room, both that are WCs. We would think it likely that most new owners would want to return the house to three bedrooms rather than two.

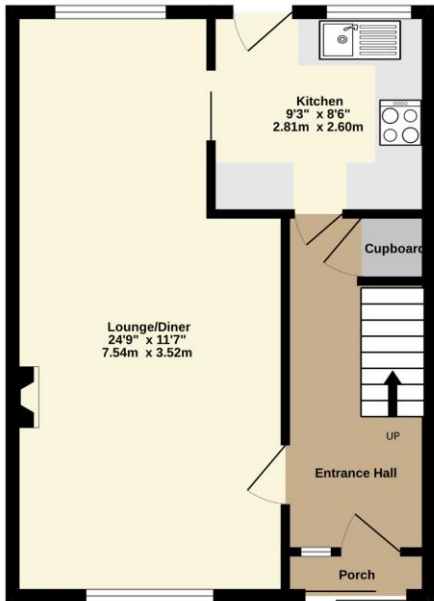
Outside: There is a garage in a block nearby. There are areas of front garden comprising mainly lawn and the small rear garden is laid out for ease of maintenance, i.e. paved and with a shed.

EPC: C, Council tax band: C, Tenure: Freehold

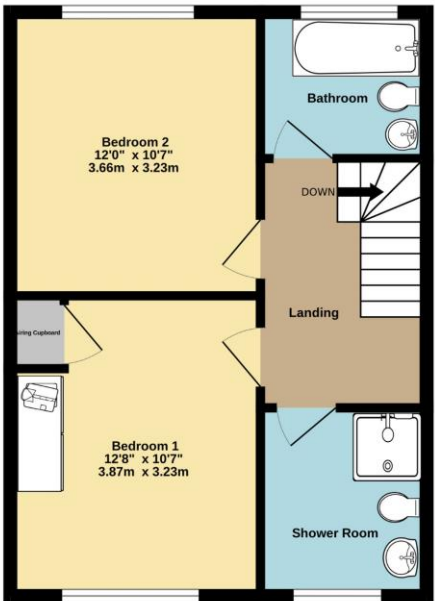
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 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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