



PETTENGELLS
ESTATE AGENTS

103a Manor Road, New Milton, Hampshire, BH25 5EQ
Asking Price £550,000

103a Manor Road, New Milton, Hampshire, BH25 5EQ

- Splendid family home
- Impressive large garden
- Double garage
- Modern kitchen/family room
- Separate utility room
- Four bedrooms
- Ensuite
- Bathroom
- Living room
- Walking distance to town





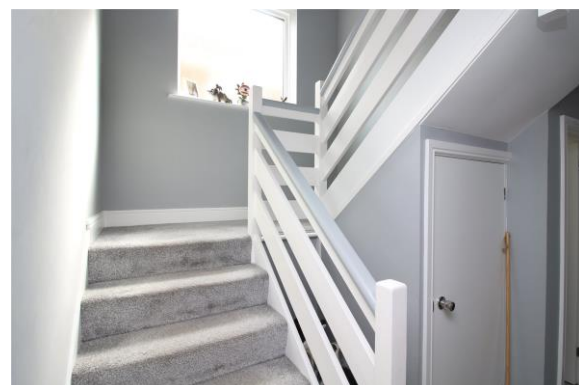
Accommodation: There is an entrance vestibule, then a main hallway leading into a lovely living room. The well appointed modern kitchen/dining room overlooks the rear garden, has bi-folds opening out and also leads to the utility room.

There's a downstairs cloakroom, a staircase then leads to the first floor landing where there are then four bedrooms, bedroom one having an en suite shower room. None of the bedrooms are small and there is also a family bathroom which has the benefit of a separate shower as well as bath.

EPC: C, Council tax band: D, 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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