

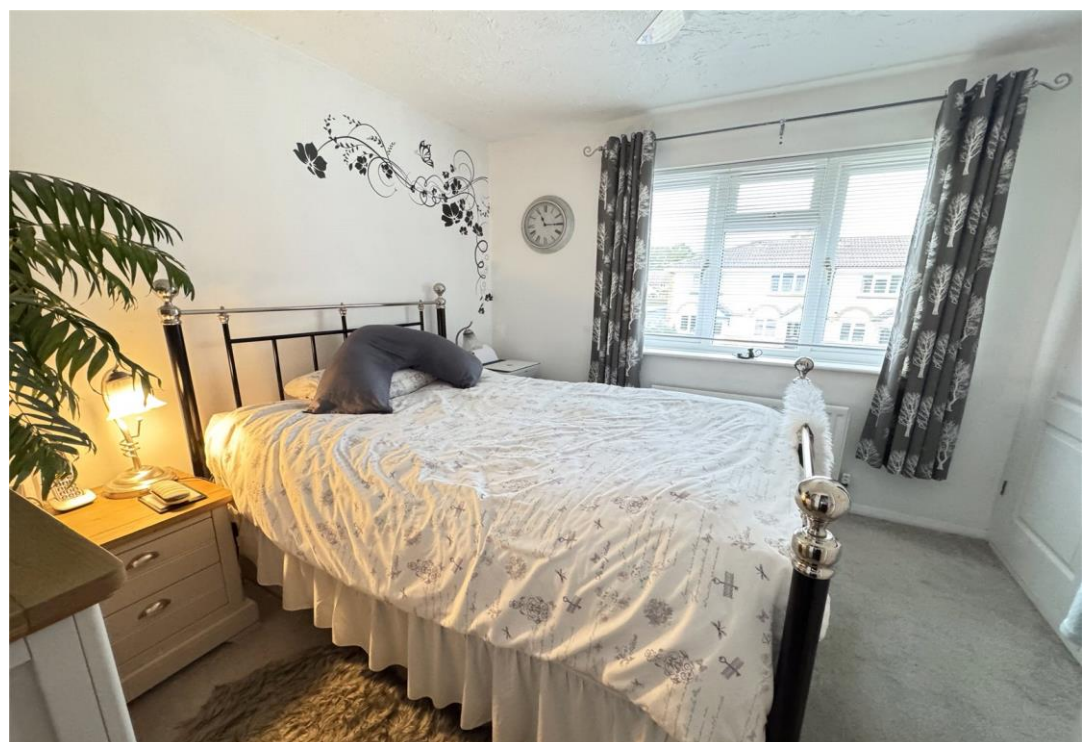


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50 Antler Drive, New Milton, Hampshire, BH25 5GG
Asking Price £289,950

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- Freehold two bedroom house
- Open plan lounge/kitchen/breakfast room
- Shower room
- Gas fired central heating
- Double glazed
- Two allocated parking spaces
- Popular location on the Crest development
- Lovely low maintenance garden
- Vendor suited





A WELL PRESENTED TWO BEDROOM HOUSE SITUATED ON THIS POPULAR DEVELOPMENT.

Accommodation: Front door opens into the entrance hall with stairs to the first floor. Door into the living room which is archwayed into the well appointed kitchen/breakfast room with breakfast bar and built in fridge/freezer, oven, hob and extractor, with door to the rear garden. On the first floor there are two bedrooms both with built in wardrobes and a shower room in between.

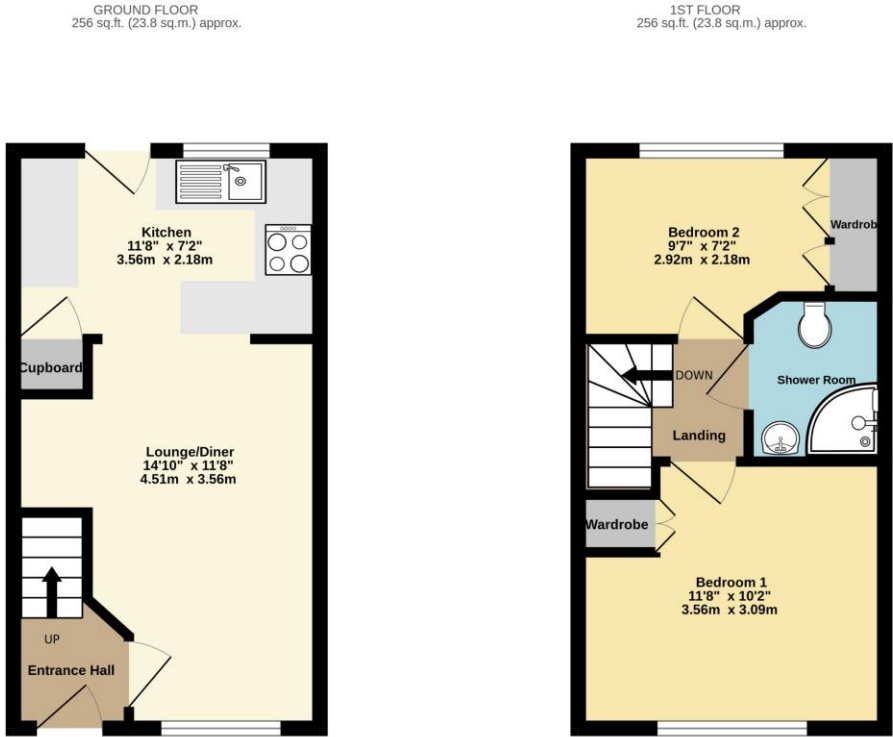
Outside: There are two allocated parking spaces a short distance away. The front garden is laid to gravel with mature shrubs, the rear garden is also low maintenance with a patio area, shed and a gate to the rear.

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

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TOTAL FLOOR AREA: 513 sq.ft. (47.7 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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