

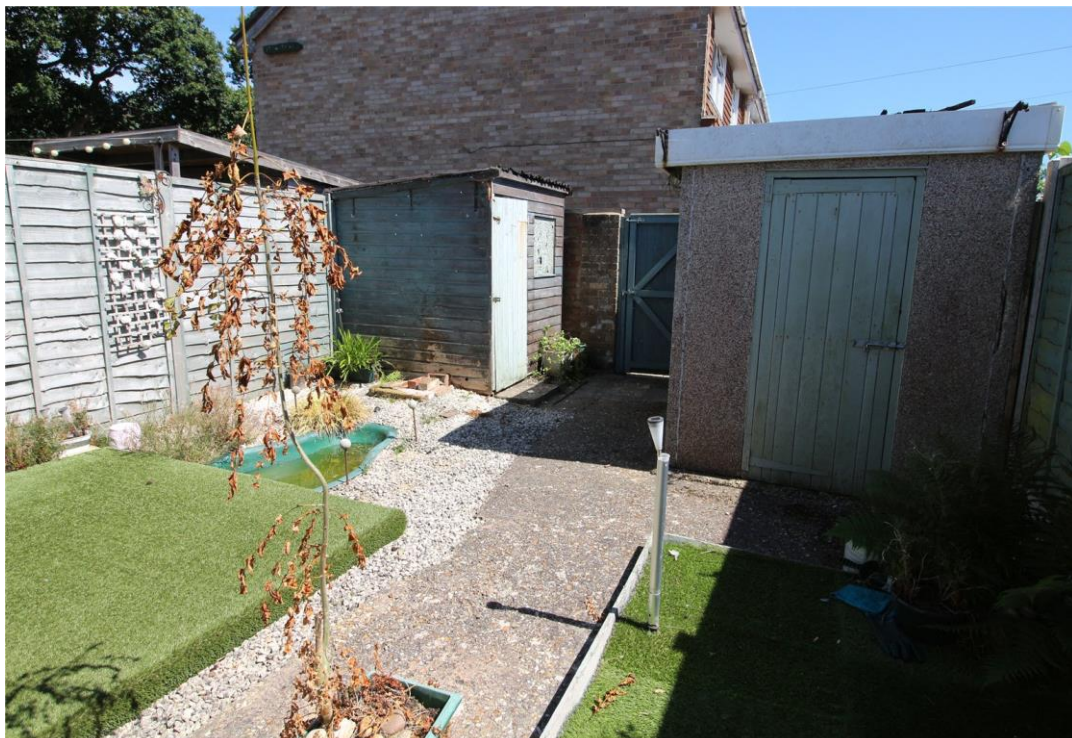


**PETTENGELLS**  
ESTATE AGENTS

63 Thornham Road, Ashley, New Milton, Hampshire, BH25 5AE  
**Asking Price £280,000**

63 Thornham Road, Ashley, New Milton,  
Hampshire, BH25 5AE

- Three bedroom home
- Gardens
- Chain free sale
- Conservatory
- Living/dining room
- Kitchen
- Bathroom
- Downstairs cloakroom/WC
- Double glazing
- Gas central heating







APPEALING THREE-BEDROOM HOUSE, OFFER CHAIN FREE.

Accommodation: The entrance hall leads into a living/dining room, there is a conservatory overlooking the rear garden, as does the kitchen. There's also a downstairs cloakroom. The first floor landing leads to three bedrooms, two doubles and a single, plus there is a bathroom.

Outside: There are areas of front and rear garden, and two sheds to the rear as well. These houses do not have parking included, but there is casual parking around the whole estate. There are solar panels on the rear roof.

Council tax band: B, Tenure: Freehold

Conservatory 2.9m by 2.8m  
Living/dining room 7.7m x 3.5m maximum measurement narrowing to 2.95m  
Kitchen, 2.95m x 2.28.  
Bed 1 3.9m x 3.5m  
Bed 2 3.6m x 2.9m  
Bed 3 2.62m x 2.41m

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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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