



PETTENGELLS
ESTATE AGENTS

20 Arundel Close, New Milton, Hampshire, BH25 5UH
Asking Price £299,950

20 Arundel Close, New Milton, Hampshire, BH25 5UH

- Extended semi detached house
- Two double bedrooms
- Impressive lounge
- Split level to dining room
- Lovely kitchen
- Shower room
- Garage
- South facing garden
- Gas fired central heating and double glazed
- Freehold





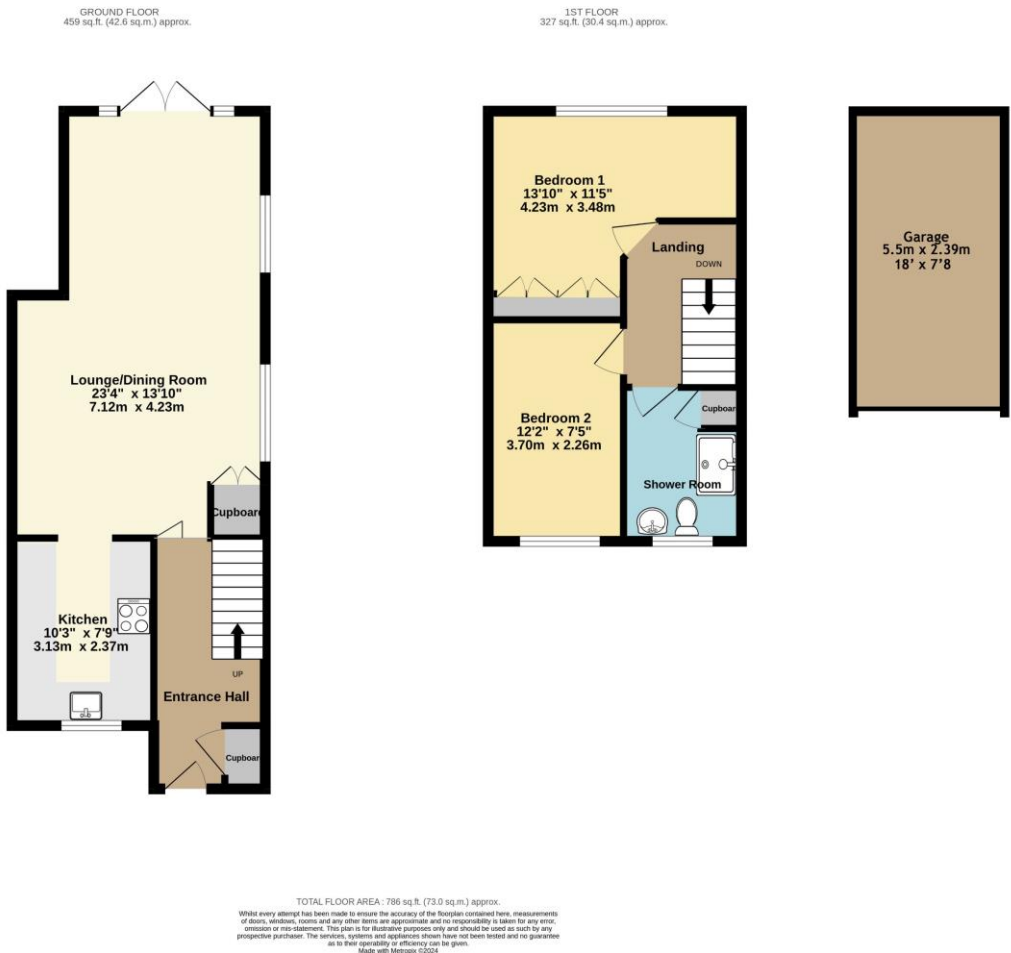
Accommodation: The entrance hall has a utility cupboard with plumbing for washing machine and leads into the superb living room and dining room. This being split level with a pleasant outlook over the rear garden. There is an impressive modern kitchen. The first floor landing leads to the two bedrooms. Bedroom one having fitted wardrobes and there is a shower room with window and airing cupboard which also houses the gas boiler for the central heating.

Note: There are some communal areas close to the house for which there is a modest annual payment towards maintenance, which most recently was approx £90.

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

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

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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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