



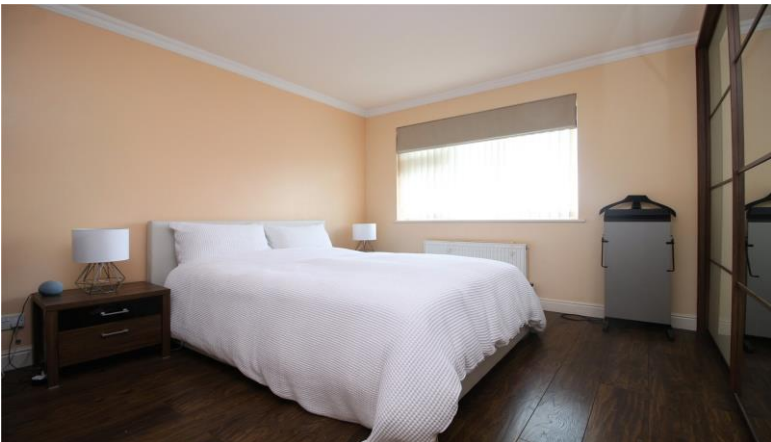
PETTENGELLS
ESTATE AGENTS

2 Conway Close, New Milton, Hampshire, BH25 6AL
Asking Price £379,950

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- Spacious semi detached house
- Walking distance to town/station
- Gardens plus workshop with power
- Driveway for good off road parking
- Modern kitchen overlooking garden
- Downstairs cloakroom/WC
- Three bedrooms, each with fitted wardrobes
- Brand new gas central heating boiler
- Log burner in living/dining room
- Impressive bathroom with separate shower





APPEALING THREE BEDROOM SEMI-DETACHED HOUSE, CONVENIENTLY SITUATED CLOSE TO TOWN AND STATION.

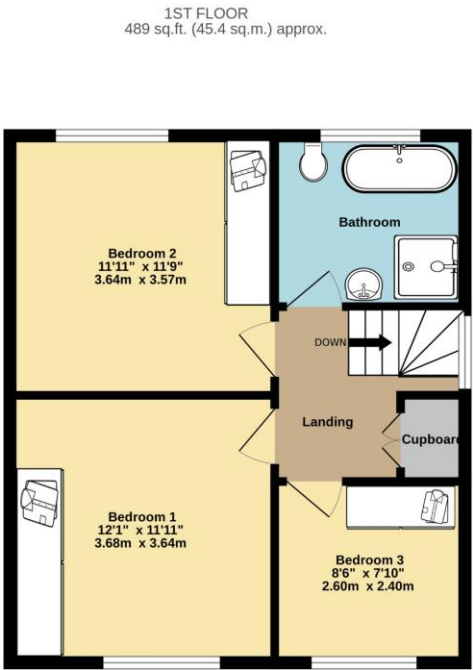
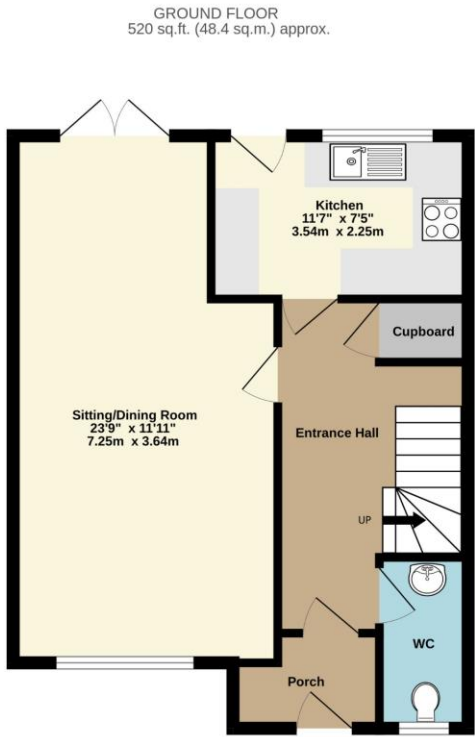
Accommodation: There is an entrance porch and then a spacious hallway. Usefully a downstairs cloakroom. The bright double aspect living/dining room looks to front and rear and there is a modern kitchen which opens out to the back garden. Upstairs the landing accesses the three bedrooms, two doubles and a large single, all with fitted wardrobes and there is a superb bathroom with separate shower.

Outside: To the front there is a driveway giving good off-road parking. The rear garden has lawned and paved areas as well as a workshop with power.

Council tax band: C, Tenure: Freehold

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TOTAL FLOOR AREA : 1009 sq.ft. (93.8 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. 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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