



PETTENGELLS
ESTATE AGENTS

21 Beechwood Avenue, New Milton, Hampshire, BH25 5NB
Asking Price £509,950

21 Beechwood Avenue, New Milton, Hampshire,
BH25 5NB

- Extended chalet style home
- Three bedrooms
- En suite shower room to master bedroom
- Family bathroom
- Lovely fitted kitchen/breakfast room
- Through lounge/dining room
- Conservatory
- Owned solar panels (ie not leased)
- Large Gardens
- Gas fired central heating and double glazed





AN IMPRESSIVE AND EXTENDED THREE BEDROOM, THREE RECEPTION ROOM CHALET BUNGALOW WITH PLENTY OF OFF-ROAD PARKING AND LARGE GARDENS. Accommodation: The front door opens into the hallway with door into the living room overlooking the front with feature fireplace, this continues into the dining area at the rear which leads into the conservatory. The well appointed kitchen has a built in double oven, microwave, gas hob, dishwasher, fridge freezer and washing machine, with space for a breakfast table. There are two double bedrooms on the ground floor both with fitted wardrobes and bedroom one having an ensuite shower room. There is a further ground floor bathroom with shower. On the first floor there is a further bedroom with velux windows and access into the loft.

Outside: The front offers off road parking for multiple vehicles with driveway to the side leading to the detached garage/storeroom (the garage door has been replaced with a standard door to the front). The large rear garden is laid mostly to lawn with mature shrub borders. There is an impressive summerhouse with two further sheds and a greenhouse.

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. 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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