



**PETTENGELLS**  
ESTATE AGENTS

33 Hardy Close, New Milton, Hampshire, BH25 5LT

Asking Price £299,950

33 Hardy Close, New Milton, Hampshire, BH25 5LT

- Spacious townhouse
- Three double bedrooms
- Living/dining room
- Kitchen
- Family bathroom
- Large integral garage
- Driveway
- Ground floor shower room
- Rear garden
- Chain free sale from June 2026





#### THREE DOUBLE BEDROOM, THREE STOREY TOWN HOUSE OFFERED AS A 'CHAIN FREE' SALE.

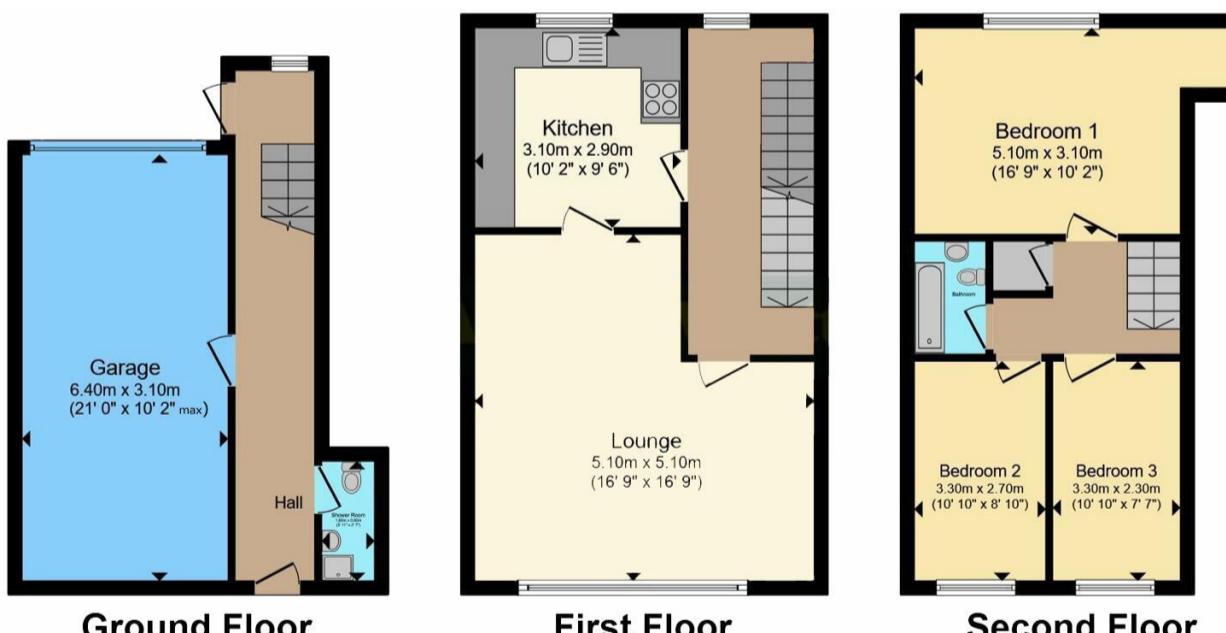
Accommodation: There is an entrance hall with downstairs shower room and a door to the rear garden. Also access to the large integral one and half car length garage which is extra wide at the rear and does have an electric door at the front. This gives lots of future potential as other similar houses have converted their garage to living space. A staircase then rises to the first floor landing which then in turn opens to the large L-shaped living/dining room and then the kitchen which overlooks the rear garden. Staircase from the first floor landing leads to the second floor landing which then opens to the three double bedrooms, plus there is a family bathroom.

Outside: To the front of the house there is off road parking on the driveway. The rear garden is laid out for relative 'ease of maintenance' i.e not currently lawned.

EPC: D, Council tax band: B, Tenure: Freehold, Total approx floor area: 1160 sq ft

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | [newmilton@pettengells.co.uk](mailto:newmilton@pettengells.co.uk) | [www.pettengells.co.uk](http://www.pettengells.co.uk)

**PETTENGELLS**  
ESTATE AGENTS



**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.

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | [newmilton@pettengells.co.uk](mailto:newmilton@pettengells.co.uk) | [www.pettengells.co.uk](http://www.pettengells.co.uk)

**PETTENGELLS**  
ESTATE AGENTS