



**PETTENGELLS**  
ESTATE AGENTS

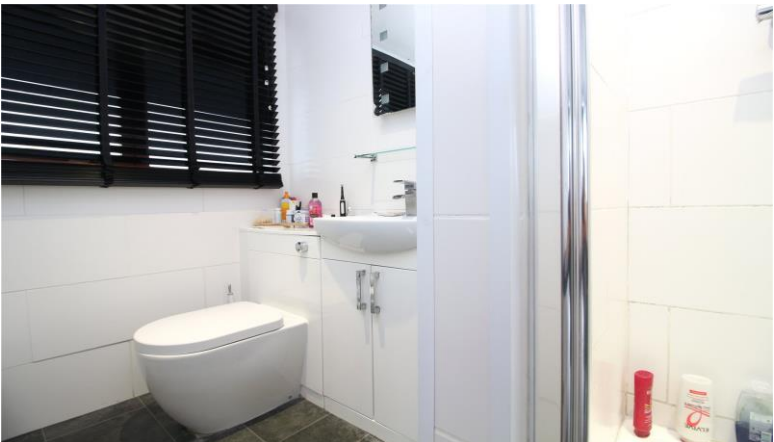
Rosedale Lodge, 42a Fir Avenue, New Milton, Hampshire, BH25 6EU  
**Offers Over £575,000**

## Rosedale Lodge, 42a Fir Avenue, New Milton, Hampshire, BH25 6EU

- Offered chain free
- Spacious four bedroom home
- Walking distance to New Milton town centre
- Long driveway
- Garage converted to studio room
- Gardens
- Ground floor bedroom
- Living room with open fire
- Kitchen overlooking the garden
- Bathroom & Ensuite







FOUR BEDROOM CHALET STYLE RESIDENCE, TUCKED AWAY AT THE END OF A CUL-DE-SAC, USEFULLY WITHIN WALKING DISTANCE OF NEW MILTON TOWN CENTRE.

Accommodation: There is a welcoming entrance hall and then a bright living room with fireplace/open fire. The kitchen overlooks the rear garden and there is then a further reception room/ground floor fourth bedroom. Downstairs cloakroom. Upstairs there are three bedrooms, bedroom one being particularly generous in size and having a balcony and ensuite shower room, and there is then a family bathroom.

Outside: The plot widens front to rear. There's an area of lawned front garden that then extends along one side and to the rear of the house. The drive gives lots of off-road parking and leads to what was originally a detached single garage but this has now been converted to provide a studio room with kitchenette and a shower room/WC.

EPC: D, Council tax band: F, Tenure: Freehold, approx floor area 1168 sq ft plus studio

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



**Ground Floor**  
Floor area 63.1 sq.m. (679 sq.ft.) approx



**First Floor**  
Floor area 45.4 sq.m. (489 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

**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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