



PETTENGELLS
ESTATE AGENTS

2 Belmont Road, Ashley, New Milton, Hampshire, BH25 5AZ
Asking Price £385,000

2 Belmont Road, Ashley, New Milton, Hampshire,
BH25 5AZ

- Chalet style bungalow
- Three bedrooms (one downstairs)
- Ground floor shower room
- Kitchen/breakfast room
- Living/dining room
- Driveway & garage
- Approx south facing rear garden
- Viewing recommended
- Chain free sale
- First floor cloakroom/WC





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS THREE BEDROOM CHALET STYLE RESIDENCE. THE PROPERTY HAS THE POTENTIAL TO MODERNISE ALTHOUGH IS VERY LIVEABLE IN, AND VIEWING IS RECOMMENDED.

Accommodation: There is a porch and then an entrance hall. A spacious triple aspect living room/dining room overlooks the front and rear and there is a kitchen/breakfast room. There is then a ground floor bedroom although this could be a second reception room and next to this is a shower room. Upstairs the landing leads to two bedrooms and a first floor cloakroom.

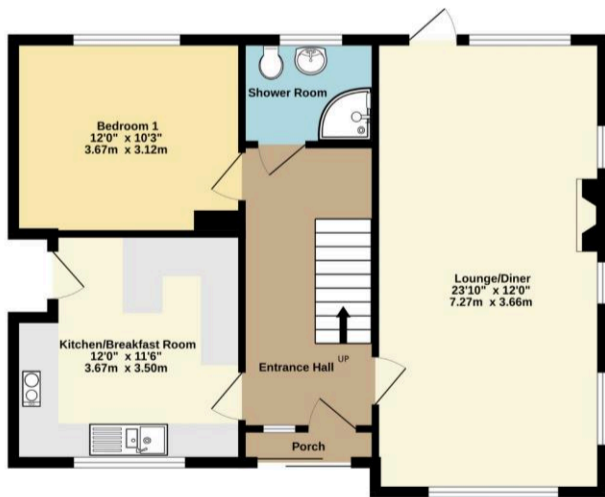
Outside: To the front is an area of secluded garden. A paved driveway gives off road parking along the side of the house. There are gates that lead to the detached single garage and this adjoins the approx south facing rear garden which is mainly lawned and paved.

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

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

GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.1 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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