



**PETTENGELLS**  
ESTATE AGENTS

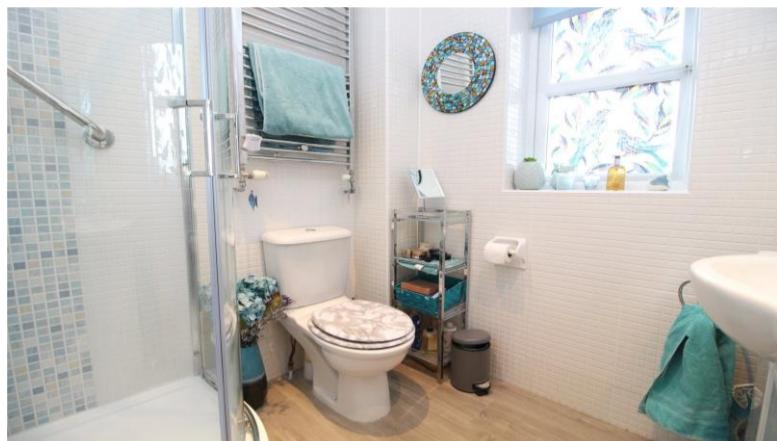
End Cottage, 8 York Avenue, New Milton, Hampshire, BH25 6BT

**Asking Price £440,000**

## End Cottage, 8 York Avenue, New Milton, Hampshire, BH25 6BT

- Lovely house, close to town centre
- Good Location
- 21' Kitchen/dining room
- Pennyfarthings built
- Large living room overlooking garden
- Three bedrooms
- Ensuite and bathroom
- Pleasant garden
- Downstairs cloakroom
- Off road parking for three cars





WELL PRESENTED AND SPACIOUS THREE BEDROOM PENNYFARTHINGS BUILT HOUSE, SITUATED ON A RELATIVELY QUIET ROAD BUT CONVENIENTLY CLOSE TO NEW MILTON TOWN CENTRE.

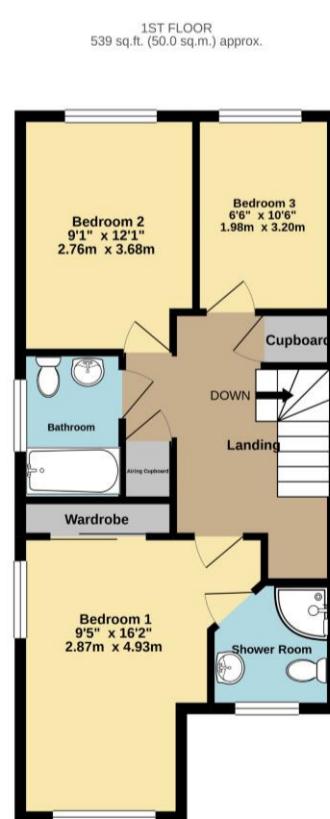
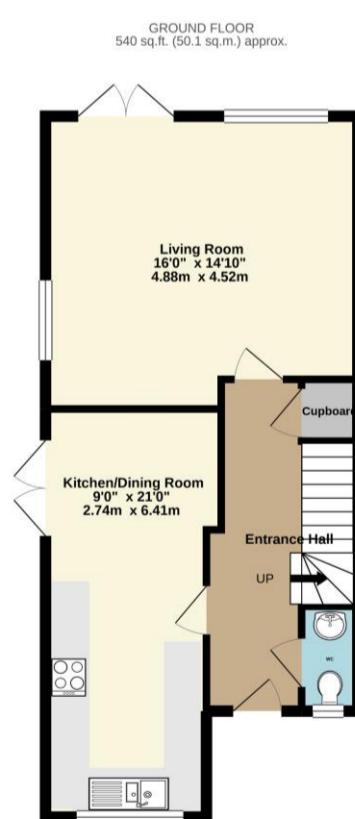
Accommodation: The entrance hall leads into a lovely bright double aspect living room overlooking the rear garden. There is a well-appointed kitchen/dining room which also has French doors to the garden. Usefully there is a downstairs cloakroom. Upstairs there are three bedrooms, two doubles and a single, bedroom one with fitted wardrobe and an ensuite shower room plus there is a family bathroom.

Outside: To the front of the house the driveway gives off road parking for two cars. Usefully there is an additional allocated parking space for this house to the rear of the development, if parking for a third car is needed. To the side of the house there is a paved courtyard area with shed and this leads to the rear garden which has a west to south westerly aspect and comprises lawn, shrubs and further patio.

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

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)

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TOTAL FLOOR AREA: 1078 sq ft. (100.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The plan is based on the information available to us and has not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Microplan. 02020

**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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