



PETTENGELLS
ESTATE AGENTS

10 Akeshill Close, New Milton, Hampshire, BH25 5ES
Offers Over £500,000

10 Akeshill Close, New Milton, Hampshire, BH25 5ES

- Four Bedrooms
- Living Room
- Kitchen/Dining Room
- Conservatory
- En Suite
- Gardens
- Double Garage
- Bathroom
- Chain free sale
- Cul De Sac Location





WE ARE PLEASED TO OFFER AS A 'CHAIN-FREE' SALE THIS FOUR BEDROOM DETACHED HOME WITH DOUBLE GARAGE. ENSUITE SHOWER ROOM COMPLIMENTS THE MAIN BEDROOM, PLEASANT GARDEN TO REAR.

Accommodation: The entrance hall leads into an impressive large living room and then into a conservatory. There is a nice kitchen with it leading into a dining/family area and the latter opens to the rear garden. Downstairs cloakroom. The upstairs landing leads to four well proportioned bedrooms with bedroom one having an ensuite shower room and there is a family bathroom.

Outside: To the front the drive gives off-road parking and there is a detached double garage measuring 5.36m x 5.33m. This has an electric double width door to front, and pitched roof giving potential space for storage. The rear garden comprises a lawned area with shrubs and paved patio.

EPC: C, COUNCIL TAX BAND: E, Tenure: Freehold, approx floor area: 1300 sq ft

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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