

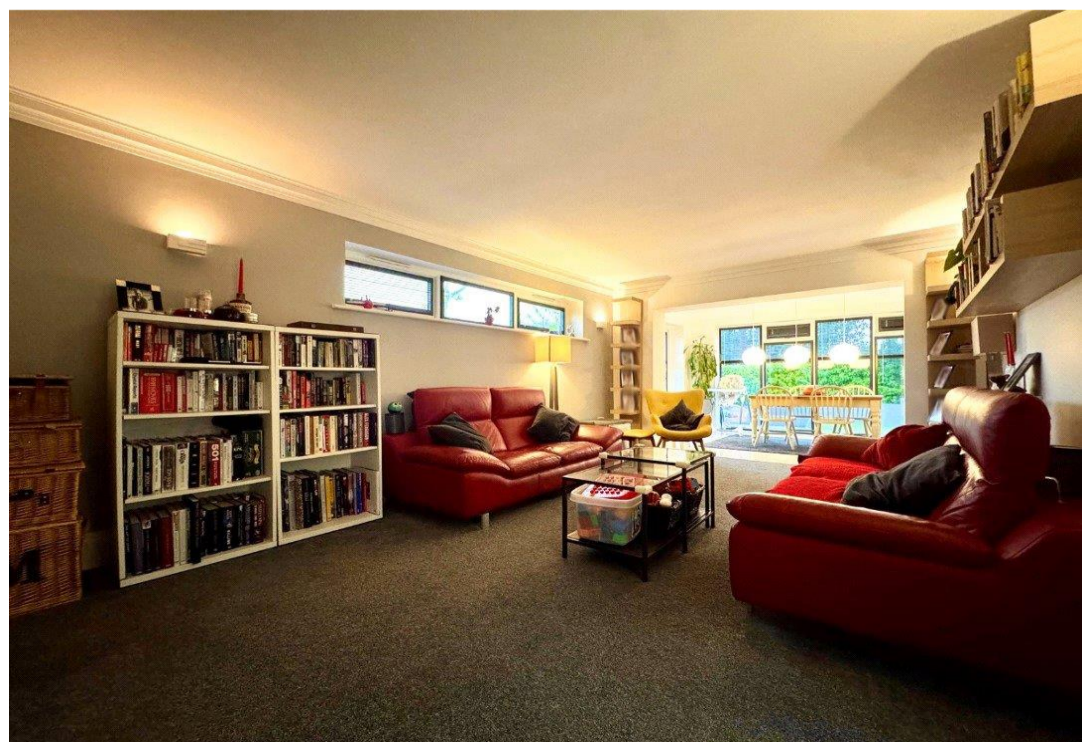
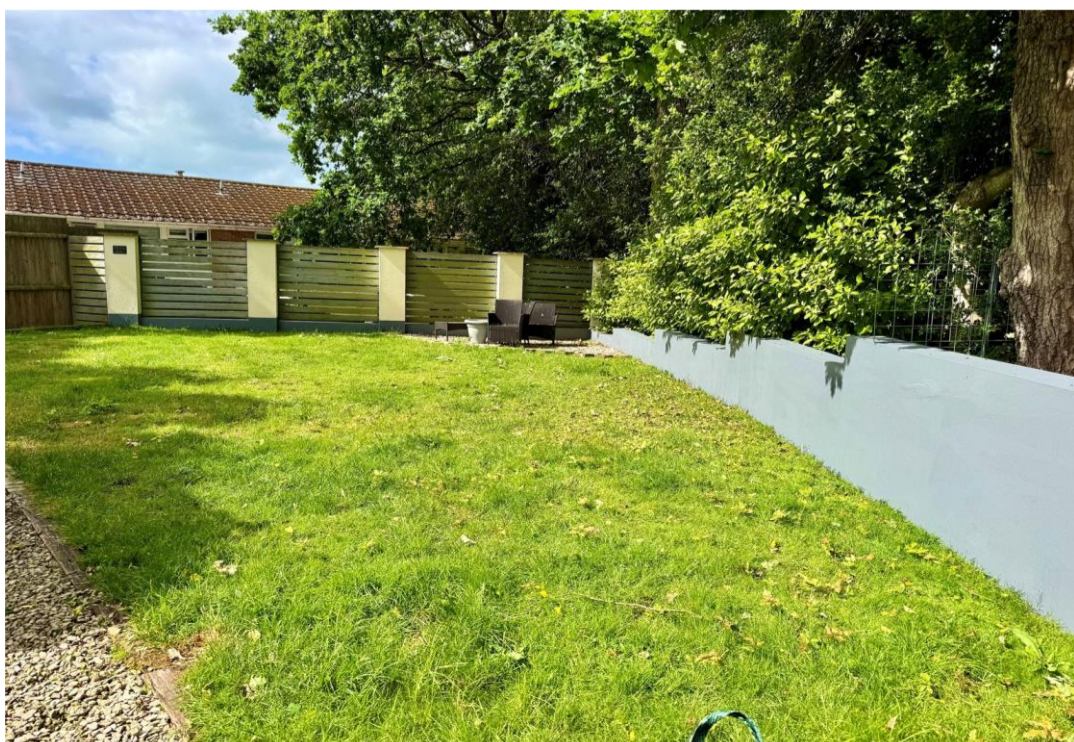


**PETTENGELLS**  
ESTATE AGENTS

Manor View, 91a Manor Road, New Milton, Hampshire, BH25 5EQ  
**Asking Price £525,000**

Manor View, 91a Manor Road, New Milton,  
Hampshire, BH25 5EQ

- Unique & spacious modern house
- Three bedrooms
- Two reception rooms
- Well appointed kitchen
- Downstairs cloakroom
- Ensuite shower
- Family bathroom
- Large detached garage
- Lovely garden





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS UNIQUE AND WELL PRESENTED MODERN THREE BEDROOM DETACHED HOUSE.

**Accommodation:** The entrance hall leads into a lovely living space comprises family/dining room with feature full height windows and doors to the garden. There is then a spacious living room. The spacious kitchen is well appointed and there is also a downstairs cloakroom. There is then an inner hall with staircase leading up to the first floor landing. There are three bedrooms with bedroom one having access to the large balcony and ensuite shower room. There are then two further bedrooms with feature vaulted ceilings, and then a family bathroom.

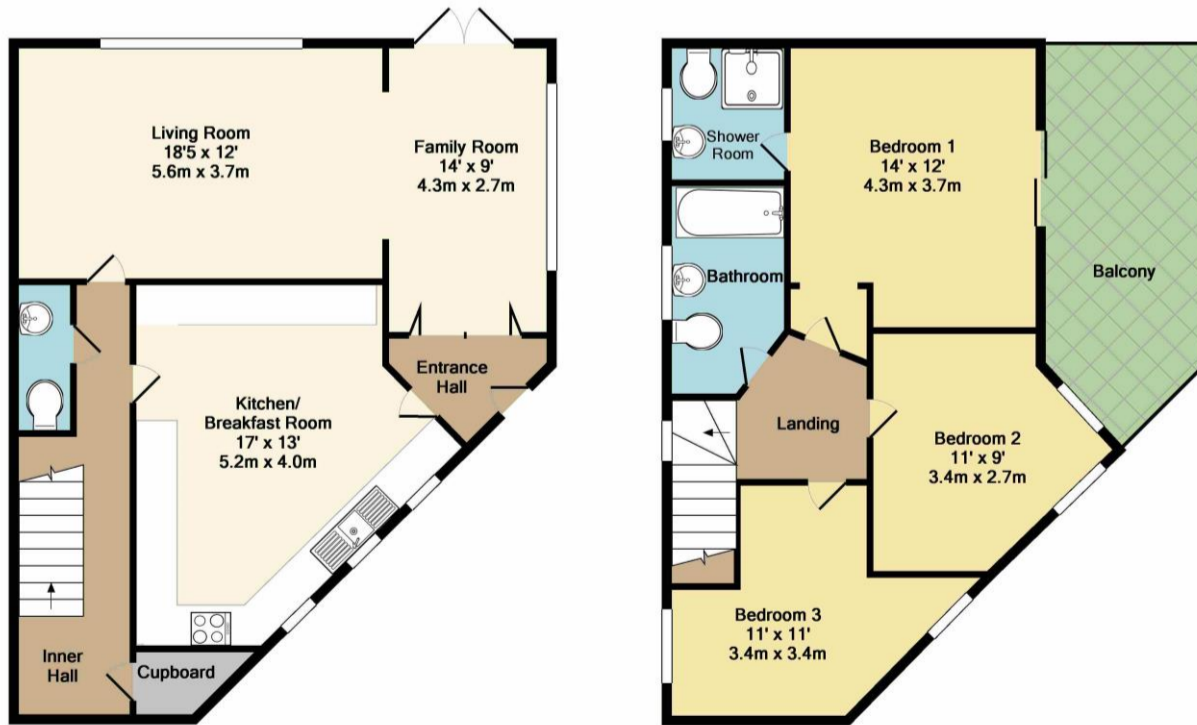
**Outside:** The drive gives off road parking and leads to the large detached garage measuring 19' x 13' which has power supplied, adjoining garden. Behind the house is an extensive paved patio, ideal for entertaining, there is also a lawned garden area with borders and there is a further lower 'secret garden'.

External pictures from our library hence 'summery'!

EPC: B, Council tax band: F, Tenure: Freehold. approx floor area: 1377 sq ft/128sq m

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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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