



**PETTENGELLS**  
ESTATE AGENTS

2 Longleat Gardens, New Milton, Hampshire, BH25 5XF  
**Offers Over £300,000**

## 2 Longleat Gardens, New Milton, Hampshire, BH25 5XF

- Beautifully presented two bedroom freehold house
- Dual aspect kitchen
- Lounge/dining room
- Bathroom with window
- Double glazed and gas fired central heating
- Driveway
- Additional side storage area
- Good sized garden
- Vendors suited







A VERY WELL PRESENTED TWO DOUBLE BEDROOM HOUSE SITUATION ON THIS POPULAR DEVELOPMENT WITH THE ADDED BENEFIT OF A DRIVEWAY.

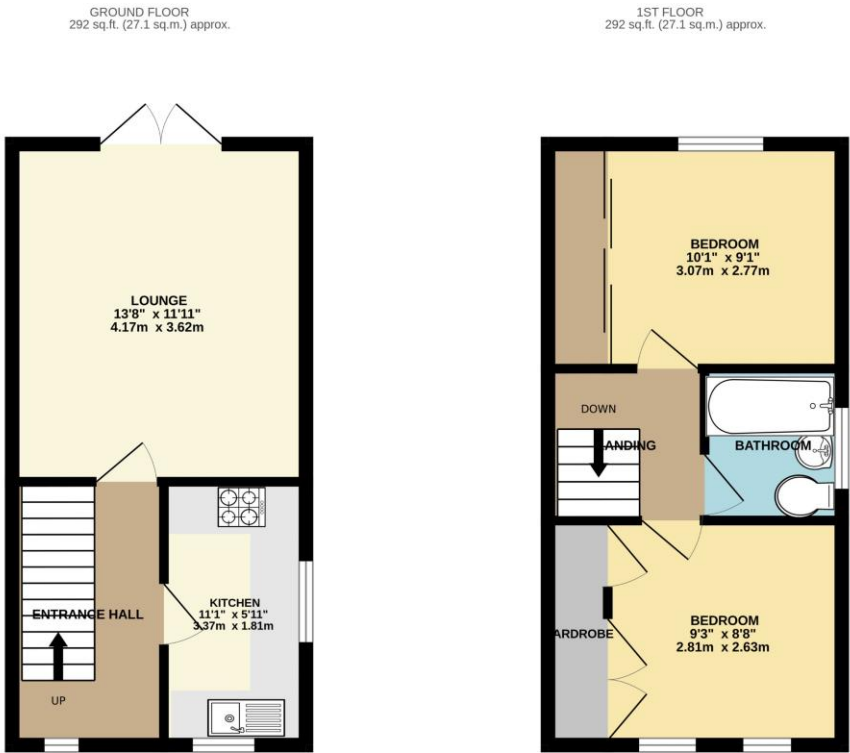
Accommodation: The front door opens into the hallway with door into the dual aspect kitchen with windows to the front and side with built in oven hob and extractor. The gas fired central heating boiler is also located in the kitchen. A door leads to the lounge with space for dining table with French doors opening to the rear garden. On the first floor there are two double bedrooms both having a comprehensive range of built in wardrobes. To compliment there is a family bathroom with window to the side.

Outside: The front has a driveway with parking for several vehicles with gates to the side with a further storage area which then leads to the beautiful walled rear garden. There is an extensive patio area with an area of artificial lawn.

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

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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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