



PETTENGELLS
ESTATE AGENTS

12 Conway Close, New Milton, Hampshire, BH25 6AL
Asking Price £329,950

12 Conway Close, New Milton, Hampshire, BH25 6AL

- Spacious House
- Three bedrooms
- Study/fourth bedroom
- Living/dining room
- Bathroom
- Modern gas central heating
- Chain free sale
- Convenient location





WE ARE PLEASED TO OFFER AS 'CHAIN FREE' SALE, THIS SPACIOUS THREE BEDROOM, TWO RECEPTION ROOM MID TERRACE HOUSE WHICH USEFULLY HAS A WC ON EACH FLOOR. CONVENIENT LOCATION WITHIN WALKING DISTANCE OF NEW MILTON TOWN/STATION.

Accommodation: The entrance hall leads into a large bright living/dining room and then in turn opening into the kitchen which overlooks the rear garden and in turn leads to a lobby also opening out to the rear. There is a useful second reception room which could also be a ground floor fourth bedroom and next to this there is a cloakroom. Upstairs there are three well proportioned bedrooms, with bedroom one having a particular impressive fitted wardrobes, there is also a bathroom with separate shower and a first floor cloakroom/WC.

Outside: To the front there is an area of lawned garden. Parking is on a casual basis but there are car parking areas close by. There is an area of mainly lawned rear garden.

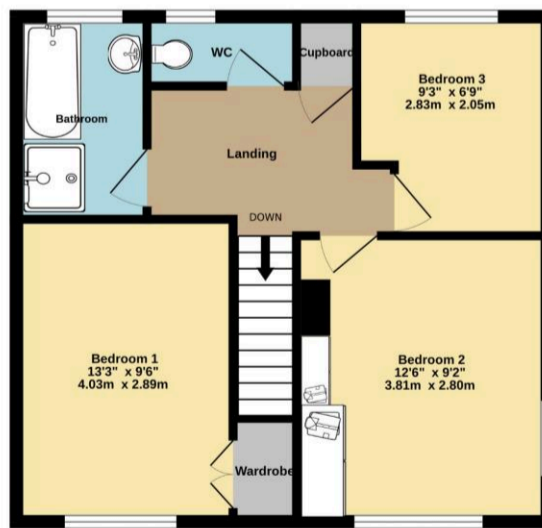
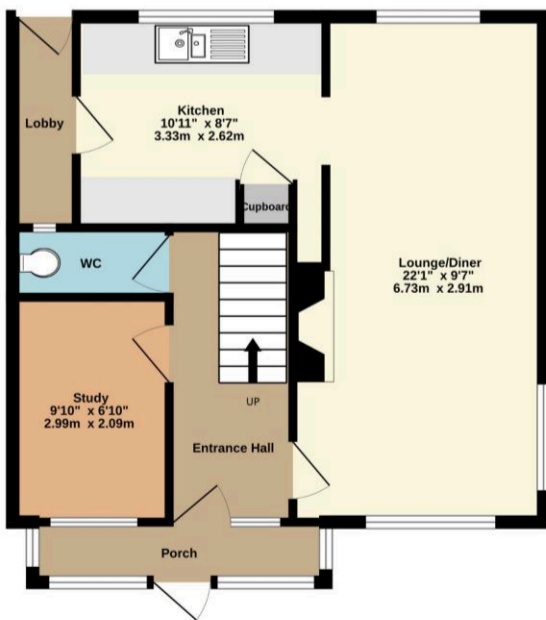
EPC: C, Council tax band: C, Tenure: Freehold

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

GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.

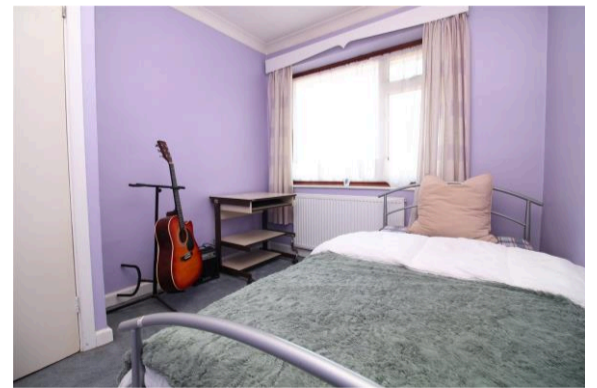
1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 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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