



**PETTENGELLS**  
ESTATE AGENTS

12 Bailey Close, Ashley, New Milton, Hampshire, BH25 5XS  
Asking Price £285,000

12 Bailey Close, Ashley, New Milton, Hampshire,  
BH25 5XS

- Large two double bedroom freehold house
- 24' lounge/dining room
- Kitchen with door to garden
- Bathroom with bath and separate shower
- Low maintenance rear garden with outbuildings
- Driveway to front
- Gas fired central heating
- Double glazed
- Chain free sale





**A VERY WELL PRESENTED TWO DOUBLE BEDROOM HOUSE WITH DRIVEWAY OFFERED CHAIN FREE**

**Accommodation:** The front door opens into the spacious hallway with understairs storage cupboard and door to the impressive 24' living/dining room with doors onto the rear garden. The kitchen also houses the gas boiler, and has door into the rear garden. On the first floor are two large double bedrooms with an impressive bathroom with bath and separate shower and with window.

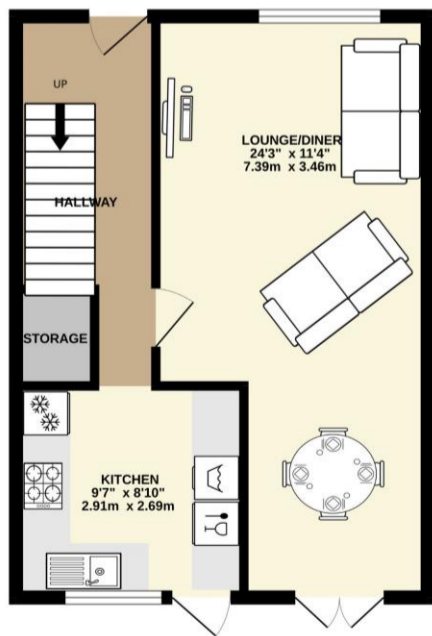
**Outside:** The front offers generous off road parking, whilst the rear garden is 'low maintenance' with a pleasant patio and artificial lawned area with two storage sheds with power.

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

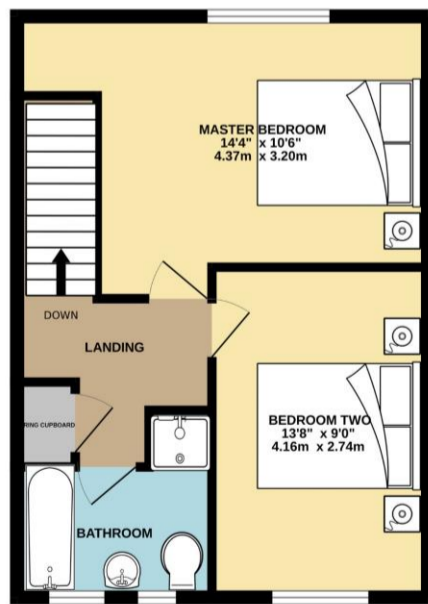
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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