



PETTENGELLS
ESTATE AGENTS

111 Station Road, New Milton, Hampshire, BH25 6JP
Asking Price £389,500

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- Pennyfarthings built house
- Three bedrooms
- Living/dining room
- Kitchen
- Downstairs cloakroom
- Bathroom and ensuite
- Gardens
- Two allocated parking spaces
- Conveniently close to town
- Conservatory





IMPRESSIVE PENNYFARTHINGS BUILT HOUSE, CONVENIENTLY SITUATED CLOSE TO THE TOWN CENTRE. 'ONE CAREFUL OWNER FROM NEW!'

Accommodation: The entrance hall leads into a lovely living/dining room and then in turn a conservatory. There is an impressive kitchen and also a downstairs cloakroom. The first floor landing leads to the three bedrooms, two doubles and a single, bedroom one has an ensuite shower room and there is a main bathroom.

Outside: There are areas of garden to the front and rear of the house and in the car parking area behind the back garden. This home has two allocated parking spaces.

EPC: C, Council tax band: D, Tenure: Freehold, approx floor area 1000 sq ft, current maintenance charge for communal areas £648 TBC

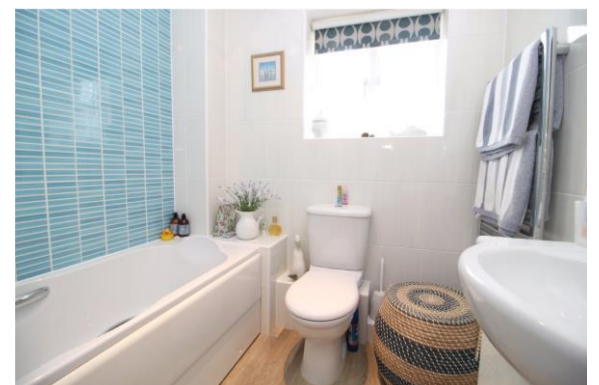
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1050 sq. ft. (97.6 sq. m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other details 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo 12.00

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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