



PETTENGELLS
ESTATE AGENTS

70 Old Milton Road, New Milton, Hampshire, BH25 6DX
Asking Price £475,000

70 Old Milton Road, New Milton, Hampshire,
BH25 6DX

- Superb modern detached house
- Lovely courtyard development
- Conveniently close to town centre
- Three well proportioned bedrooms
- Small gardens
- Two allocated parking spaces
- Living room
- Impressive kitchen/dining room
- Bathroom and ensuite
- Downstairs cloakroom





IMPRESSIVE MODERN DETACHED THREE BEDROOM HOUSE CONVENIENTLY SITUATED ON THE SELECT MILTON MEWS COURTYARD DEVELOPMENT, WITHIN THE WALKING DISTANCE OF TOWN CENTRE.

Accommodation: There is an entrance hall and then a bright double aspect lounge. Useful downstairs cloakroom and there is then an impressive bright kitchen/dining room which also opens to the rear garden. The first floor landing leads to the three bedrooms with even the third bedroom being a good size. All three have fitted wardrobes and bedroom one has an ensuite shower room. There is then a main family bathroom.

Outside: To the front there are two allocated parking spaces and there is a small area of lawned garden. The rear garden is also small/low maintenance but orientated for afternoon sunshine and does have lawn, paved patio and two sheds. There is an EV charge point at the front of the house. Solar panels reduce energy bill.

Last annual maintenance £380 towards communal areas, Council tax band: D, Tenure: Freehold, EPC: B, Approx floor area: 954 sq ft

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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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