PETTENGELLS
ESTATE AGENTS

62 Brook Avenue North, New Milton, Hampshire, BH25 5HQ
Asking Price £600,000

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- Sought after location, flexible accommodation
- Spacious home with great potential
- Pleasant gardens
- Driveway and garage
- Three first floor bedrooms
- Ground floor bed 4/ further reception room
- Living room
- Kitchen/breakfast room
- Ground floor shower room
- First floor bathroom

SITUATED IN ONE OF NEW MILTON'S PREMIER ROADS, WE ARE PLEASED TO OFFER THIS SPACIOUS THREE/ FOUR BEDROOM CHALET STYLE RESIDENCE. THERE IS FANTASTIC FUTURE POTENTIAL TO REFURBISH AND/OR EXTEND (STP).

Accommodation: The entrance hall leads into two reception rooms although one of these could potentially be a ground floor fourth bedroom as there is a downstairs shower room. The kitchen/breakfast room has the benefit of a larder and also leads into a dining/family room. At the rear of the property is a 30' garden/ utility room. Upstairs the landing leads to three bedrooms and a bathroom.

Outside: The rear garden comprises a large lawn area, there's also a summer house and paving adjoining the house. There is an area of front garden and this adjoins a paved driveway giving off road parking and in turn leads to the single garage.

EPC: D, Council tax band: E, Tenure: Freehold

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

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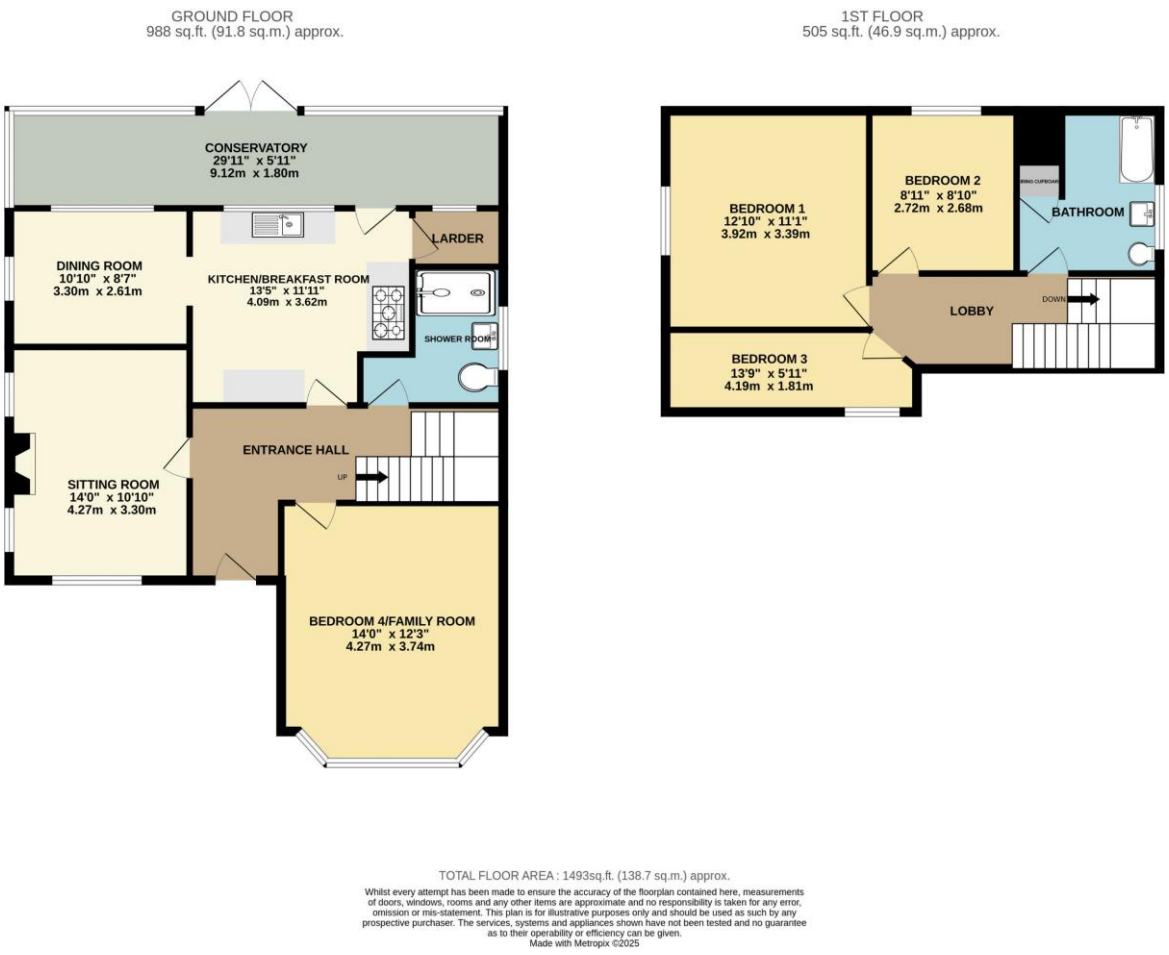

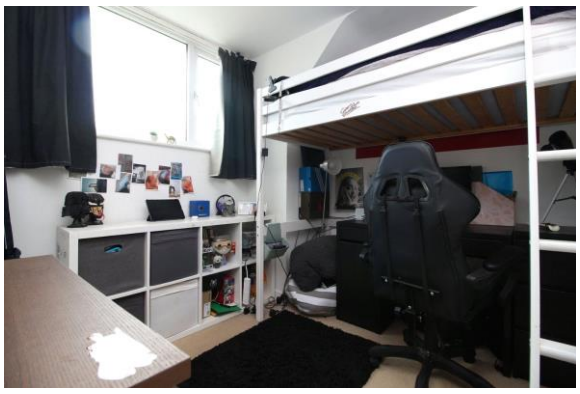

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are 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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