

PETTENGELLS
ESTATE AGENTS

32 Brook Avenue, New Milton, Hampshire, BH25 5HD
Asking Price £775,000

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- Fine character residence in premier location
- Large bright aspect lounge with wood burner
- Kitchen/breakfast room with separate utility room
- Separate dining room
- Further family room/snug
- Master bedroom and second bedroom both have ensuites
- Large garage with generous driveway
- Chain free sale
- Four bedrooms originally but
- Currently two of these combined













A DELIGHTFUL CHARACTER THREE/FOUR BEDROOM DWELLING SITUATED IN A PREMIER ROAD IN NEW MILTON, WITH LOVELY OPEN OUTLOOK TO THE FRONT, WITH HUGE POTENTIAL AND CHAIN FREE.

Accommodation: The front door opens into the spacious hallway with plenty of storage cupboards with door leading to the impressive triple aspect living room with wood burner. The separate dining room flows into the well appointed kitchen breakfast room with built in appliances and large centre island. A further snug/reception room leads off the kitchen. Separate utility room and WC. On the first floor you have three large double bedrooms with bedrooms one and two both having ensuites. There is a further family bathroom. We believe bedroom three was previously two bedrooms and could easily be put back to create a fourth bedroom.

Outside: The driveway gives off road parking for multiple vehicles and is screened by hedging and in turn leads to the large garage measuring (16'6 x 16'4) where the gas central heating boiler is also located. The secluded south facing rear garden has masses of scope with an area of patio leading to the mature garden. There is a swimming pool and further outbuildings which need work.

Council tax band: F, Tenure: Freehold

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TOTAL FLOOR AREA : 2266 sq.ft. (210.5 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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