



PETTINGELLS
ESTATE AGENTS

16 Norris Gardens, New Milton, Hampshire, BH25 6NU
Asking Price £375,000

16 Norris Gardens, New Milton, Hampshire, BH25 6NU

- Three double bedroom house
- Impressive living/dining room
- Kitchen/breakfast room
- Conservatory
- Large bathroom with bath and separate double shower cubical
- Downstairs WC
- Driveway & garage
- Gas fired central heating, boiler replaced 2025
- Double glazed
- Convenient location close to New Milton town centre





A SPACIOUS THREE DOUBLE BEDROOM HOUSE SITUATED IN A CONVENIENT LOCATION CLOSE TO NEW MILTON TOWN CENTRE.

Accommodation: The front door opens into the hallway with understairs cupboard and door to the downstairs WC with wash hand basin. Door leads into the well laid out kitchen breakfast room with breakfast area. There is plumbing for a washing machine, dishwasher and space for fridge freezer. The extractor hood is built in and the double oven is also included in the sale. The living room has patio doors leading to the rear garden, which extends to the dining area with doors leading into the conservatory. On the first floor you have three double bedrooms with the master bedroom having a comprehensive range of built in cupboards with also bedroom two having a built in wardrobe and further cupboard where the gas fired central heating boiler is located which was replaced in 2025. The bathroom is spacious with WC, wash hand basin, bath and separate double walk in shower.

Outside: To the front you have a driveway, in turn leading to the garage with electric, water and plumbing for a washing machine and up and over door. The rear garden is enclosed by mature shrub and hedge border with a patio area and garden shed.

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

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TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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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