



PETTENGELLS
ESTATE AGENTS

26 Avenue Road, New Milton, Hampshire, BH25 5JP
Asking Price £650,000

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- A brand new chalet style property
- Convenient location close to town centre
- Stunning living room
- Fully fitted kitchen
- Three double bedrooms
- Two bathrooms
- 10 year new build warranty
- Fantastic large garden with summerhouse
- Built by bespoke local developer
- Utility & separate boiler room





A STUNNING BRAND NEW CHALET STYLE PROPERTY, ONE OF ONLY TWO, SITUATED ONLY A FEW MINUTES' WALK TO NEW MILTON TOWN CENTRE AND AMENITIES

Accommodation: The front door opens into the bright and spacious hallway, with door leading to the well appointed kitchen with built in double oven, electric hob, dishwasher, fridge freezer and wine cooler, with door leading to the utility room with window to the side and space for washing machine. The stunning living room is at the rear with roof light and double doors opening to the rear garden. On the ground floor you have two double bedrooms (one could be a separate dining room if needed) with a bathroom with bath and shower attachment and a separate shower cubical, with WC and wash hand basin. On the first floor you have the 20' master bedroom with an ensuite shower room and further eves storage.

Outside: The front drive offers off road parking and small garden area laid to lawn. A gate to the side leads to the impressive rear garden which is laid to lawn with a large patio area and a summer house to the rear.

Please note: Some images that include furniture are staged with AI and might be a handed version

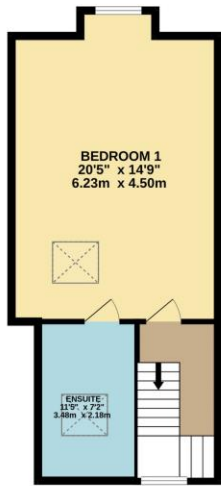
Tenure: Freehold

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

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (137.9 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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