



PETTENGELLS
ESTATE AGENTS

19 Linhorns Lane, New Milton, Hampshire, BH25 5DQ
Asking Price £599,950

19 Linhorns Lane, New Milton, Hampshire, BH25 5DQ

- Spacious Bungalow
- Three Double Bedrooms
- Lovely Kitchen
- Living/Dining Room
- En Suite & Bathroom
- Gardens
- Double Garage
- Double Glazing
- Driveway
- Sole Agents





SUPERB THREE DOUBLE BEDROOM DETACHED BUNGALOW.

We are pleased to offer this appealing and well presented three bedroom detached bungalow, situated in a pleasant location on the northern fringes of New Milton and close to the edge of the New Forest National Park. Features include an en suite to compliment the main bathroom, and a double garage.

Accommodation: A large L-shaped living/dining room, well appointed kitchen, three double bedrooms, bathroom & en-suite.
 Outside: Drive, double garage (one electric door) and lovely garden.

Approx Floor area: 1350 sq ft (125 sq m) including garage which is 29 sq m

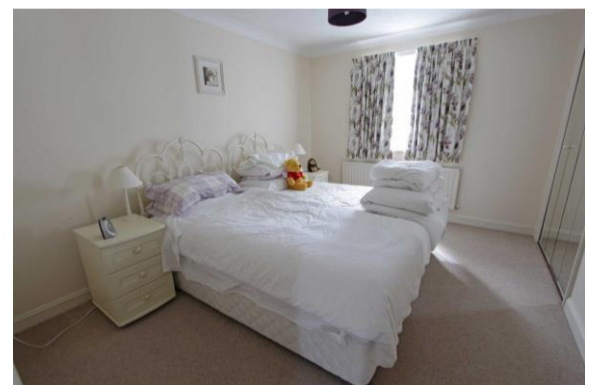
EPC: D, Council tax band: F, Tenure: Freehold, Max broadband speeds basic/fast/ultra 15/45/1000 Mbps, Flood risk: Very low.

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



TOTAL FLOOR AREA: 1350 sq.ft. (125.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Map: 21/06/2022



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. The flood risk is deemed as 'very low' unless stated otherwise. 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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