



PETTENGELLS
ESTATE AGENTS

35 Haven Gardens, New Milton, Hampshire, BH25 6HF

Asking Price £675,000

**35 Haven Gardens, New Milton, Hampshire,
BH25 6HF**

- Sought after location
- Lovely private garden
- Double garage
- Close to town centre
- Three Bedrooms
- Two bathrooms
- Well appointed kitchen
- Living room & dining room
- Conservatory
- Family room/ home office





SPLENDID CHALET STYLE BUNGALOW IN SOUGHT AFTER QUIET AND CENTRAL LOCATION. FURTHER FEATURES INCLUDE A SUNNY PRIVATE GARDEN AND A DOUBLE GARAGE.
Accommodation: The impressive entrance hall leads into a wonderful bright living room and a large archway then leads into the dining room which in turn opens to the conservatory/garden room and has radiators, hence usable all year round. The well appointed kitchen leads into a utility room with a door then opening to the rear lobby which accesses the front and rear of the property and then into the family room/potential office/ fourth bedroom and this also leads to the rear of the garage. There is a ground floor bedroom which has the benefit of a 'jack and jill' bathroom adjoining. The first floor landing leads to the two large bedrooms both with extensive built in wardrobes and between these is a shower room.

Outside: To the front there is a lovely area of garden adjoining an extensive paved driveway which in turn leads to the double garage which has a double width electric door. The rear garden is a lovely feature of the house with secluded lawned and paved areas as well as attractive shrub borders and there are two garden sheds. The garden sweeps around the side and rear of the property and enjoys a sunny aspect.

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

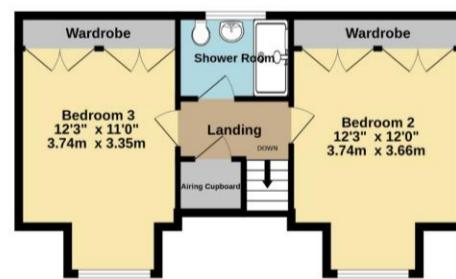
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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GROUND FLOOR
1377 sq.ft. (128.0 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1861 sq.ft. (172.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. We do not accept responsibility 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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