



**PETTENGELLS**  
ESTATE AGENTS

19 Aspen Place, New Milton, Hampshire, BH25 6NX  
Asking Price £499,950

19 Aspen Place, New Milton, Hampshire, BH25 6NX

- Three Bedrooms
- Modern En Suite
- Modern Bathroom
- Living Room
- Kitchen/Breakfast Rm
- Drive & Garage
- Gardens
- Close to Town
- Call To View
- Sole Agents







**IMPRESSIVE BUNGALOW IN QUIET LOCATION, CLOSE TO TOWN!**

We are delighted to offer this three bedroom detached bungalow, situated in a pleasant enclave close to New Milton town, and with features including modern kitchen, bathroom and en suite.

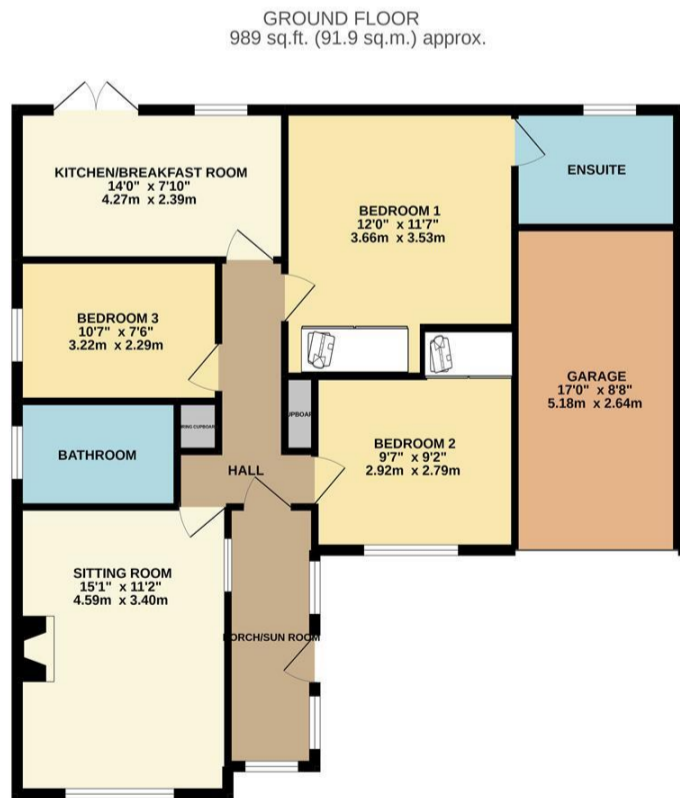
Accommodation: Living room at the front, kitchen to the rear, three double bedrooms, one of which has an en-suite. Outside there is a drive, integral garage (17' x 8'8") and pleasant gardens to front and rear. New gas boiler.

Approx floor area: 989 sq ft

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

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



TOTAL FLOOR AREA - 989 sq ft. (91.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts 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.  
Made with Metagix i2020



**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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