



PETTENGELLS
ESTATE AGENTS

North Breeze, Christchurch Road, Downton, Lymington, SO41 0LA
Asking Price £725,000

North Breeze, Christchurch Road, Downton, Lymington, SO41 0LA

- Wonderful spacious bungalow
- Four bedrooms
- Sensational kitchen
- Large living room
- Two bathrooms
- In and out driveway
- South facing garden
- Loft Rooms
- Garden room/home office
- Approx 2000 sq ft accommodation





EXCEPTIONAL DETACHED BUNGALOW, EXTENDED AND REFURBISHED IN RECENT YEARS, SEMI RURAL LOCATION, VERY SPACIOUS ACCOMMODATION. Accommodation: The spacious entrance hall has a useful walk in airing/storage cupboard as well as stairs to the upper floor. There is a superb large lounge opening out to the garden. The splendid and good sized kitchen/dining/family room also overlooks the rear garden and is well appointed with integrated appliances and there is a large central island with breakfast bar. High spec' includes larder fridge, freezer, multiple ovens, dishwasher, coffee machine and induction hob. There are four bedrooms with an ensuite to bedroom one plus a main family bathroom. Upstairs is a potential child's fifth bedroom although it does have sloping ceilings plus a loft room. CAT 6 wired.

Outside: To the front of the bungalow is a useful in and out driveway which gives good off road parking and leads to the integral garage. The lovely south facing rear garden has lawn and paved areas as well as shrub borders and a large garden room giving lots of potential uses. The property has oil fired heating and private drainage.

EPC: D, Council tax band: D, Tenure: Freehold, approx floor area: 2000 sq ft

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These plans were prepared to ensure the accuracy of the floor plan. The measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of the plan. This plan is for information only and should be used as such by any prospective purchaser. (Not intended for planning)

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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. 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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