



PETTENGELLS
ESTATE AGENTS

Casita, Spring Lane, Lower Ashley, New Milton, Hampshire, BH25 5QB
Guide Price £500,000

Casita, Spring Lane, Lower Ashley, New Milton, Hampshire, BH25 5QB

- Chain free sale
- Lovely Bungalow
- Quiet Lane
- Semi-rural location
- Sunny aspect garden
- Modern kitchen
- Three Bedrooms
- Bathroom and second WC
- Living room & Dining room
- Long driveway





DELIGHTFUL BUNGALOW IN QUIET SEMI-RURAL LOCATION, OFFERED CHAIN FREE.

Accommodation: The entrance hall leads into the lovely living room which overlooks the rear garden, there is then a dining room which leads outside. The impressive well appointed modern kitchen has various integrated appliances. There are then three double bedrooms, a bathroom with separate shower plus a cloakroom/second WC.

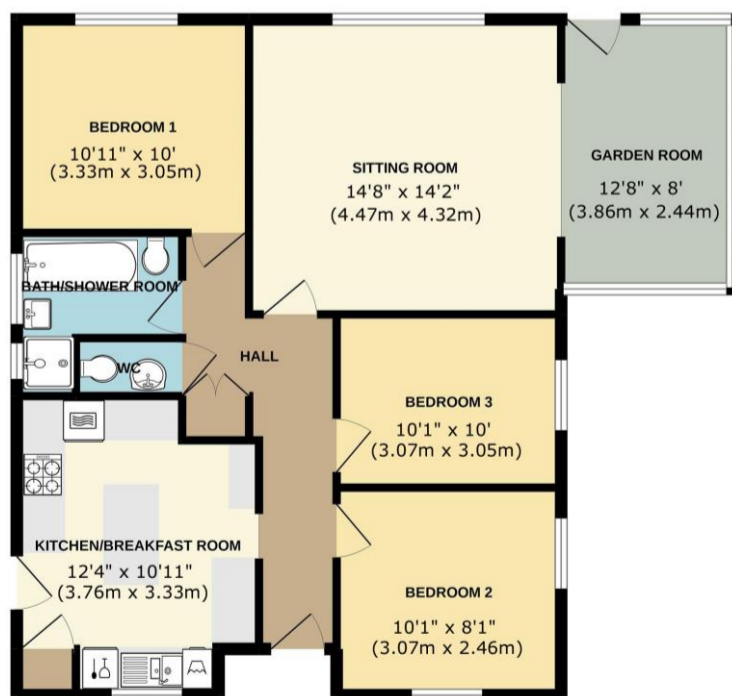
Outside: The front of the bungalow is approached on this pleasant private lane via a five bar gate. The driveway gives good off road parking, there is hard standing towards the end of the driveway where a garage used to be but currently there is a shed there. The lovely front garden has lawned areas and shrubs and the impressive rear garden has a wooded backdrop, there is a shed, paving and a decked area adjoining the property.

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

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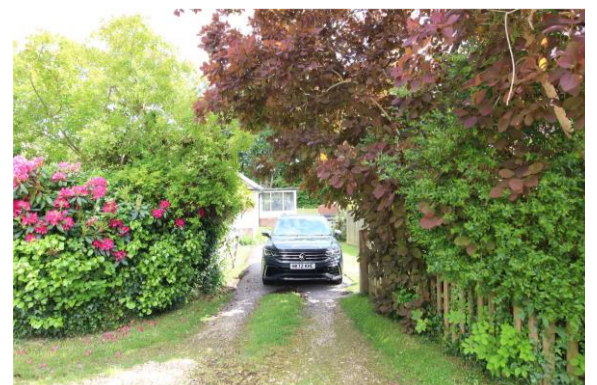
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, 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.
Made with ArchiCAD

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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