



PETTENGELLS
ESTATE AGENTS

6 Lymington Road, New Milton, Hampshire, BH25 6PX
Guide Price £700,000

6 Lymington Road, New Milton, Hampshire,
BH25 6PX

- Stunning single storey residence
- Conveniently close to town centre
- Impressive gardens
- Driveway and garage
- Fabulous kitchen/dining room
- Superb living room
- Three double bedrooms, all with wardrobes
- Fabulous bathroom plus ensuite
- Immaculate spacious accommodation
- Vendor suited





MAGNIFICENT DETACHED BUNGALOW WHICH HAS UNDERGONE AN EXTENSIVE REFURBISHMENT AND EXTENSION PROGRAM AND IS CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF NEW MILTON TOWN. HIGHLIGHTS INCLUDE A MAGNIFICENT LIVING ROOM AND PLUS SENSATIONAL KITCHEN/DINING ROOM, THREE DOUBLE BEDROOMS WITH WARDROBES, TWO BATHROOMS AND DELIGHTFUL GARDENS.

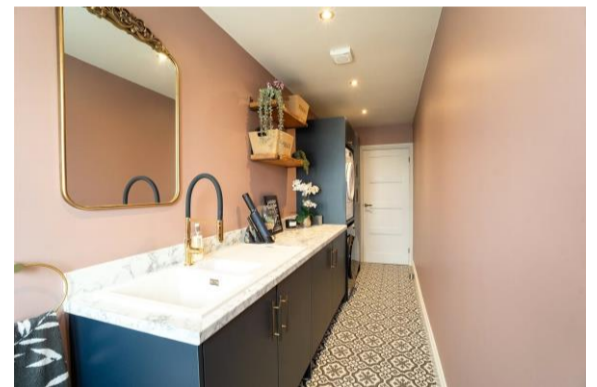
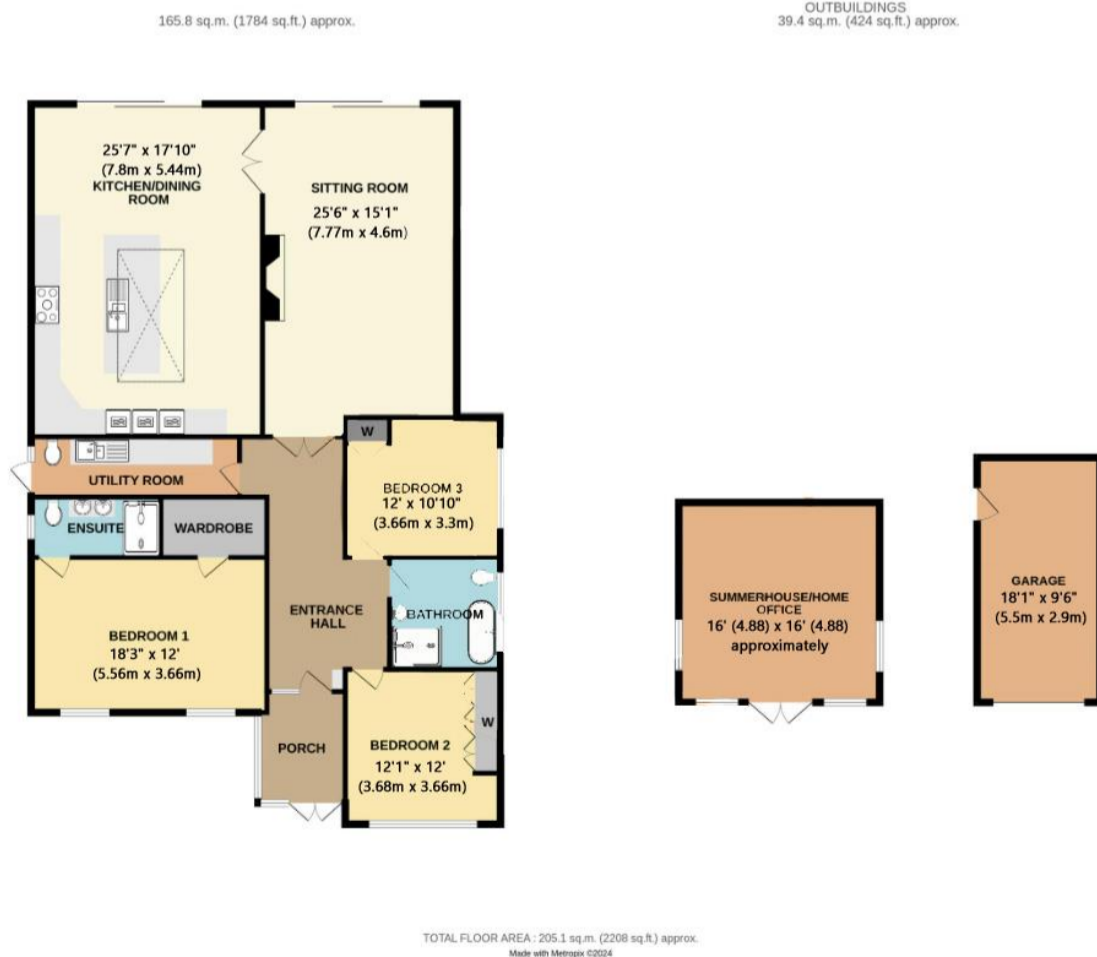
Accommodation: There is a welcoming entrance porch and then a large and impressive hallway which leads into the superb living room which has an extra high ceiling and opens to the garden and has a media wall/feature integrated fireplace. Underfloor heating which also extends into the fantastic kitchen/dining/family room which again opens out to the garden. The quality kitchen has Quartz work surfaces, central island, sink unit with Quooker tap, breakfast bar and appliances comprising full height fridge, full height freezer, twin ovens plus a combi oven, and warming draw below. Induction hob, hood over and dishwasher. There is also a feature lantern roof. There are three fine double bedrooms, two of which have fitted wardrobes and bedroom one has a walk-in wardrobe and an en suite shower room, there is a family bathroom which also has a separate shower.

Outside: To the front there is a secluded area of garden with lawn, shrubs and hedging. The driveway gives excellent off-road parking as well as space to turn, leading along the side of the bungalow to the garage, with electric door. The lovely rear garden has lawned and paved areas as well as shrubs and there's a super large summer house/potential home office with power supplied.

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

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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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