



PETTENGELLS
ESTATE AGENTS

37 Brook Avenue North, New Milton, Hampshire, BH25 5HE
Asking Price £475,000

37 Brook Avenue North, New Milton, Hampshire,
BH25 5HE

- Splendid location
- Bungalow with huge potential
- Scope to improve/reconfigure
- Lots of parking
- Large living/dining room
- Kitchen
- Bathroom
- Garden Room
- Super Gardens
- 22' garage with power
- Chain free sale





CHAIN FREE BUNGALOW IN PREMIER LOCATION, DELIGHTFUL GARDENS, FANTASTIC POTENTIAL TO EXTEND/ RECONFIGURE/ REFURBISH

Accommodation: The previous occupier carried out changes which involved losing the second bedroom to create a super large living/dining room. Hence the currently layout only has one bedroom but the footprint of the bungalow will obviously allow to easily recreate the second bedroom although there is also scope to extend anyway. Currently the entrance hall leads into the large L-shaped living/dining room and off this there is a garden room with lovely outlook to rear. The bedroom is at the front and next door to this is a bathroom and the kitchen has a lovely outlook over the rear garden. Boiler in loft.

Outside: The bungalow sits on an impressive and generous plot which is also particularly wide ie lots of parking on the drive which leads to a detached garage with power. Behind this is a summer house and greenhouse. The delightful gardens front and rear have lawned areas as well as a great variety of attractive shrubs.

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. 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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