



PETTENGELLS
ESTATE AGENTS

10 Hatfield Court, New Milton, Hampshire, BH25 5UW
Asking Price £399,950

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- Deceptively spacious bungalow
- Super gardens
- Driveway and garage
- Living/dining room
- Kitchen
- Three Bedrooms
- Shower room
- Call for viewing
- Well presented home with lovely walk nearby





IMPRESSIVE AND SPACIOUS GARAGE-LINKED-DETACHED BUNGALOW WITH LOVELY GARDENS

Accommodation: There is a porch leading to the entrance hall which in turn opens to the large L-shaped living/dining room, this has a pleasant outlook to the garden. The kitchen also overlooks the garden and there are three well proportioned bedrooms as well as a shower room.

Outside: This bungalow has gardens to the front, side and rear, with an area of lawn adjoining the driveway and this in turn leads to the integral garage (17'7" x 7'10") with pitched roof, power supplied, window and door to the lovely rear garden This is lawned with impressive paved area, greenhouse and shrub borders. To the side of the bungalow is a further paved area, a shed and currently a vegetable garden.

EPC: D, Council tax band: C, 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
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of floors, elevations, views 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 Letting 12/2021

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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