



**PETTENGELLS**  
ESTATE AGENTS

31 Ashdown Walk, New Milton, Hampshire, BH25 6TX  
Asking Price £339,950

31 Ashdown Walk, New Milton, Hampshire, BH25 6TX

- Freehold Lewis built bungalow
- Two double bedrooms
- Kitchen/dining room
- Living room and conservatory
- Shower room
- Approx west facing rear garden
- Garage in a block close by
- Close to amenities
- Gas fired central heating
- Vendor suited





A LOVELY TWO DOUBLE BEDROOM LEWIS BUILT BUNGALOW SITUATED IN A VERY CONVENIENT LOCATION CLOSE TO AMENITIES.

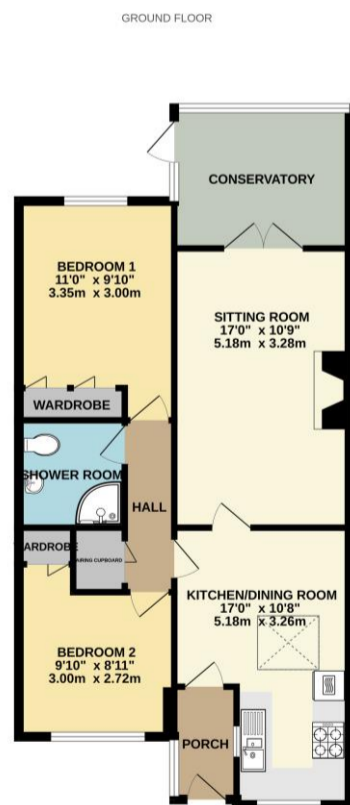
**Accommodation:** The front door opens into the handy entrance porch which in turn opens into an impressive kitchen/dining room. There is then a lovely living room which in turn leads to the conservatory opening onto the garden. There is an inner hall with the airing cupboard housing the gas boiler. There are two double bedrooms both of which have fitted or built-in wardrobes and a shower room to compliment.

**Outside:** The attractive front garden has mature shrub and flower borders leading to the entrance. The attractive and private rear garden is approximately west facing and has a gate to the rear leading to the garage which is close by in a block.

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.  
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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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