



PETTENGELLS
ESTATE AGENTS

6 Appleslade Way, New Milton, Hampshire, BH25 5ER
Asking Price £479,950

6 Appleslade Way, New Milton, Hampshire,
BH25 5ER

- Three Bedrooms
- L-Shaped Living/Dining Room
- Shower Room with Separate/Additional WC
- Kitchen
- Gardens
- Driveway
- Single Garage
- Pleasant Location
- Modern Electric heating
- Vendor Suited





THREE BEDROOM BUNGALOW, VENDOR SUITED AND KEEN TO MOVE

We are pleased to offer this three bedroom detached bungalow situated in a quiet location and benefitting from a single garage and an approx south westerly garden.

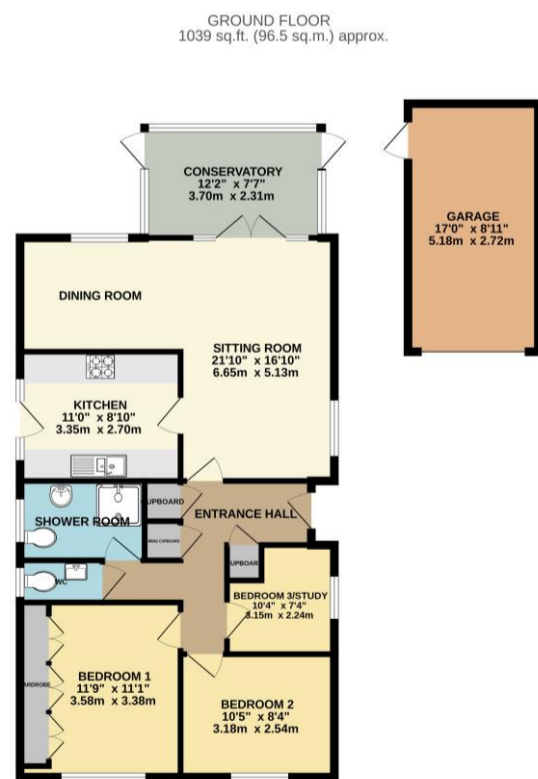
Accommodation: The entrance hall leads into the double aspect L-shaped living/dining room which has a feature fireplace and double doors leading into the garden room/conservatory. The modern kitchen is well appointed and has access from the side of the bungalow. There are three bedrooms with bedroom one having built-in wardrobes and there is also a shower room with WC and a further separate WC.

Outside: The front of the bungalow has a gravel garden for ease of maintenance with some shrubs that give good screening. The driveway gives good off road parking and leads to the garage which has power. The rear garden enjoys a south westerly aspect and is laid to mainly lawn with some shrub and flower borders as well as a paved patio adjoining the property.

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

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FLOOR PLAN CREATED BY PETTENGELLS ESTATE AGENTS
TOTAL FLOOR AREA: 1039sq ft. (96.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 hertogen 5/2023



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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