



PETTENGELLS
ESTATE AGENTS

27a Albert Road, New Milton, Hampshire, BH25 6SP
Asking Price £525,000

27a Albert Road, New Milton, Hampshire, BH25 6SP

- Brand new detached bungalow
- Built by bespoke developer
- Three bedrooms
- Well appointed kitchen
- Bathroom & ensuite
- Electric gates at front, long driveway with turning area
- Energy efficient heat pump with under floor heating
- 10 Year new build warranty
- Very impressive garden to rear
- Electric vehicle charge point to be fitted





Brand new detached bungalow in convenient location close to town/station.

Accommodation: The entrance hall leads into the superb living/dining room which has bi-fold doors to the rear garden. There is a well appointed and spacious kitchen/ with integrated appliances. There are three bedrooms with bedroom one having an ensuite shower room plus there is a main bathroom. Subject to negotiations, the developer will fit wardrobes to bedrooms 1 & 2 between exchange and completion.

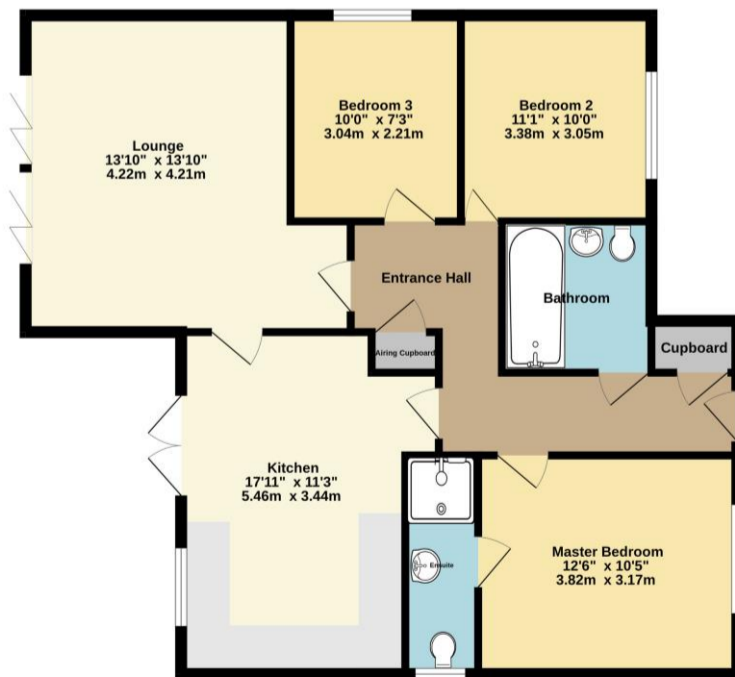
Outside: Electric gates will lead to a long private driveway where there is space to turn and park. The rear garden as shown in the photos is particularly impressive with extensive paved area and lovely lawn. Shed.

Tenure: Freehold, Council tax band: D, EPC: B TBC, Approx floor area 950 sq ft

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GROUND FLOOR



Whilst 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 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.
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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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