



**PETTENGELLS**  
ESTATE AGENTS

20 Durland Close, New Milton, Hampshire, BH25 6NJ  
Asking Price £499,950

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- Central Location
- Two double bedrooms
- Conservatory
- Bathroom & Ensuite Shower room
- Pleasant gardens
- Detached garage with off road parking for several cars
- Well Presented Bungalow
- Living/Dining room
- Kitchen





**WELL PRESENTED TWO BEDROOM BUNGALOW IN CENTRAL LOCATION**

**Accommodation:** The entrance porch leads into the hall where there are two bedrooms, with bedroom one having an ensuite shower room to compliment the main family bathroom. There is a good size living/dining room which has sliding doors leading into the conservatory, this a particularly good size and overlooks the rear garden. The fitted kitchen also has a door into the conservatory.

**Outside:** To the front of the property there is an area of lawned garden and a gravel driveway with parking for several cars, double gates lead down the side of the property to the detached garage. The rear garden is laid mainly to lawn with various shrub and flower borders.

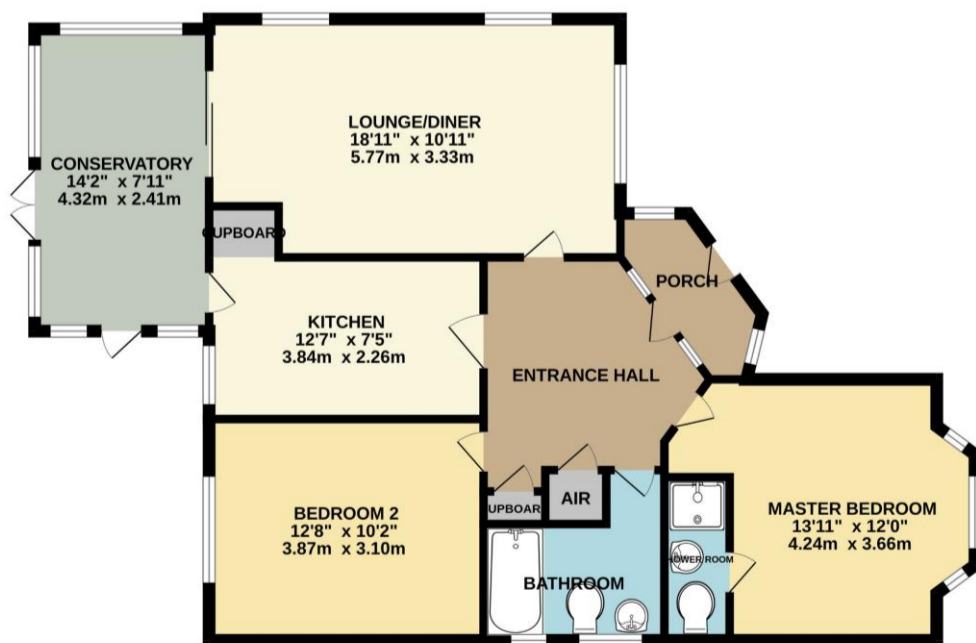
Viewing highly recommended of this lovely bungalow situated on a good sized plot.

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

**GROUND FLOOR**  
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.  
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 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 Metropix (02023)

**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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