



**PETTENGELLS**  
ESTATE AGENTS

5 Hatfield Court, New Milton, Hampshire, BH25 5UW  
Asking Price £300,000

5 Hatfield Court, New Milton, Hampshire, BH25  
5UW

- Link/Detached bungalow
- Chain free sale
- Driveway & Garage
- Gardens to front and rear
- Two bedrooms
- Living/dining room
- Kitchen
- Bathroom
- Key to view
- Close to farmland





BUNGALOW OFFERED CHAIN FREE, DETACHED OTHER THAN LINKED BY GARAGES.

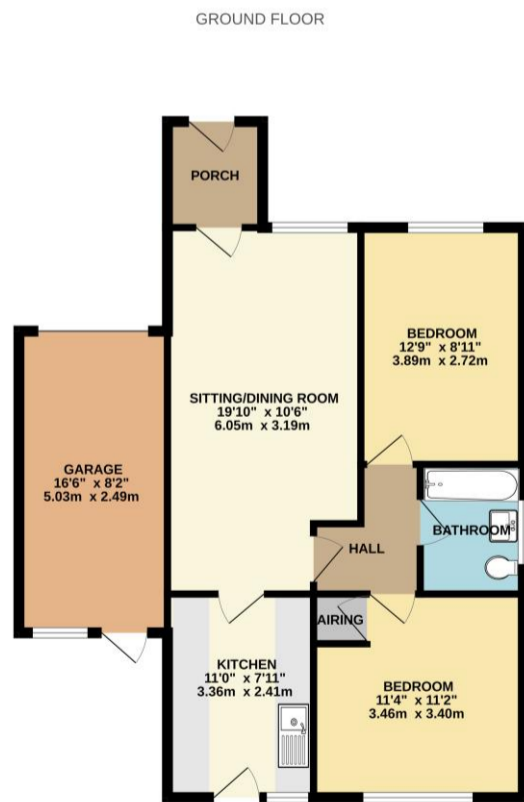
Accommodation: An entrance porch leads into the good sized living/dining room. There is a kitchen opening out to the rear garden. The inner hall accesses the two bedrooms and there is a bathroom.

Outside: To the front there is a pleasant area of walled garden and the drive gives off road parking and leads to the linked single garage with up and over door to front, power supplied, pitched roof and door to the rear garden. The rear garden is mainly paved for relative ease of maintenance there is also a shed and small green house.

EPC: D, Council tax band: C, Tenure: Freehold, approx floor area: 755 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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 12/2022

**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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