



**PETTENGELLS**  
ESTATE AGENTS

25 Rosewood Gardens, New Milton, Hampshire, BH25 5NA  
Offers in excess of £400,000

25 Rosewood Gardens, New Milton, Hampshire,  
BH25 5NA

- Detached Bungalow
- Three reception rooms
- Three bedrooms
- Bathroom
- Kitchen
- Garage & lots of parking
- Delightful Gardens
- Viewing Advised







**APPEALING BUNGALOW OFFERED CHAIN FREE.**

We are pleased to offer this three bedroom, three reception room detached bungalow which has a particularly delightful private garden.

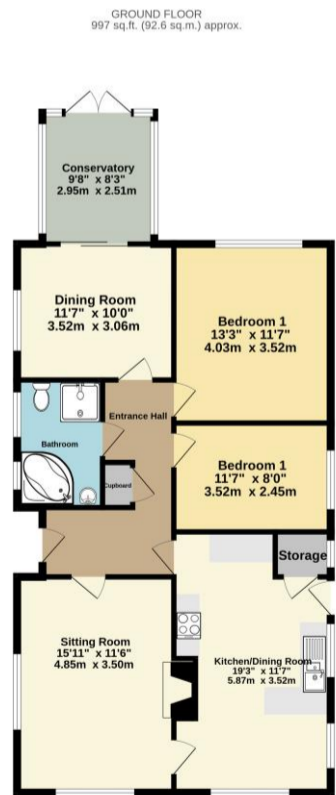
**Accommodation:** The entrance hall leads into the bright double aspect living/dining room which has a feature fireplace. This leads into the kitchen/dining room. These are separate areas with the dining room again bright/double aspect and leading into the kitchen which does have a back door as well as a traditional larder cupboard. There are three bedrooms although bedroom three is currently laid out as a dining room and does open to the conservatory. There is a bathroom with a shower cubicle.

**Outside:** To the front there is an area of lawned garden with shrub borders, adjoining this the paved drive gives good off road parking and this extends along the side of the bungalow and leading to the detached single garage measuring 17' x 8'2". This adjoins the splendid rear garden which is secluded with delightful mature borders and lawned and paved areas, there is also a shed.

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



TOTAL FLOOR AREA: 997 sq.ft. (92.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide 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 Hectopage (0202)



**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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