



PETTENGELLS
ESTATE AGENTS

13 Newlands Road, New Milton, BH25 6PH
Asking Price £725,000

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- Extended and tastefully refurbished bungalow
- Impressive garden with summer house/bar
- Good parking to front
- Convenient location close to town centre
- Well appointed kitchen
- Family room with bi-fold doors to garden
- Three ground floor bedrooms and shower room
- First floor bedroom and shower room
- Snug/TV room
- Garage/store





SPLENDID DECEPTIVELY SPACIOUS CHALET BUNGALOW IN CONVENIENT LOCATION CLOSE TO TOWN

Accommodation: There is an entrance hall with staircase. The superb 32' kitchen/family room has a feature roof window, plus further window and bi-fold doors opening out to the wonderful rear garden. The fine kitchen is very well appointed and has a central island with breakfast bar. There is then a lovely living room/snug. A potential breakfast room/utility leads into garage/store. There are two large bedrooms plus a single bedroom/study on the ground floor and also a shower room, and on the upper floor a further bedroom and a luxury shower room.

Outside: To the front is an area of garden giving extensive parking and the main paved driveway leads to a garage/store measuring 20'3" x 8'9" and currently used as a useful store/utility room. The rear garden is a lovely feature with extensive patio, lawn, attractive flower and shrub borders, a shed and a summerhouse/bar!

EPC: C, 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: 1828 sq ft (169.8 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts 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.
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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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