



**PETTENGELLS**  
ESTATE AGENTS

23 Marley Avenue, New Milton, Hampshire, BH25 5LQ  
Asking Price £599,950

23 Marley Avenue, New Milton, Hampshire,  
BH25 5LQ

- Impressive character bungalow
- Spacious and flexible accommodation
- Splendid large garden
- Driveway and 23' Garage
- Living room and dining room
- Kitchen and breakfast room
- Three double bedrooms
- Bathroom and ensuite
- Feature split level living accommodation
- Walking distance to town/station







**SPACIOUS CHARACTER BUNGALOW WITH IMPRESSIVE LARGE GARDEN**

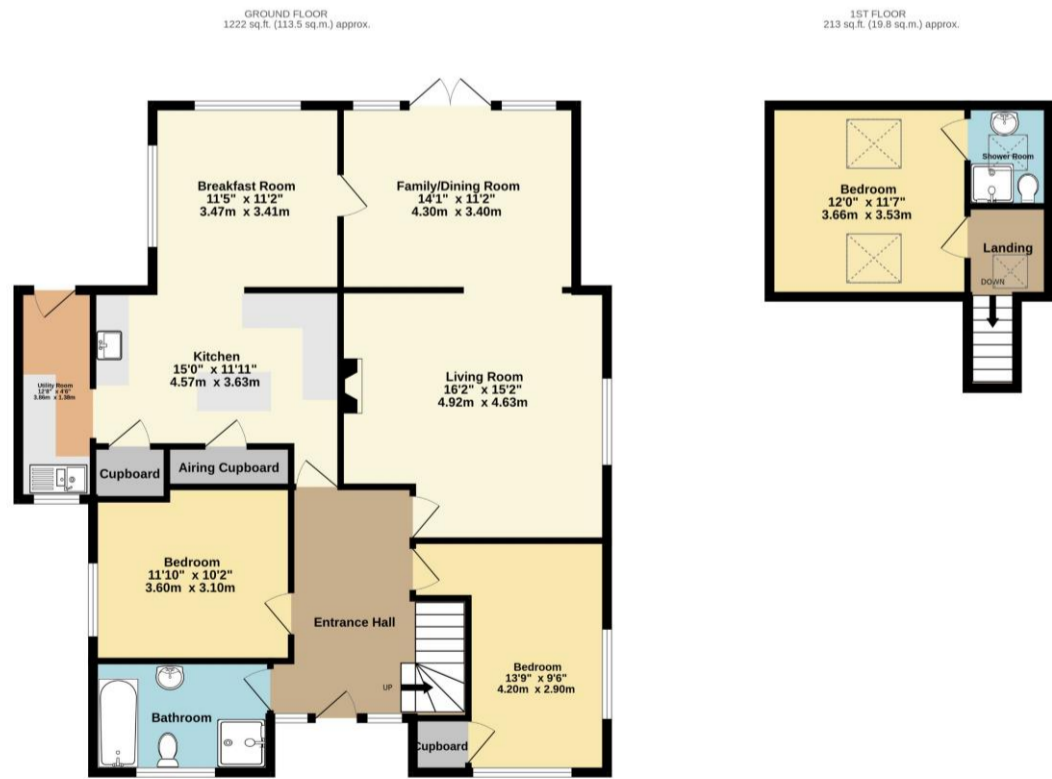
**Accommodation:** The welcoming reception hall leads into an impressive living room and this in turn opens to the family/dining room which has french doors to the back garden. There is then a breakfast room with feature vaulted ceiling and this leads into the kitchen which in turn has an adjacent utility room which also houses the gas boiler. There are two ground floor bedrooms and a bathroom. Upstairs there is a further bedroom with ensuite shower room.

**Outside:** To the front of the property is an area of garden, adjoining which the driveway gives good off road parking along the side leading to the detached garage measuring 23' x 9'4" with pitched roof ideal for storage, and power supplied. The rear garden is a lovely feature of the property being of a very good size i.e over 100 ft in length and divided into two main lawned areas. There are lovely shrub borders and towards the rear of the garden a small pond/water feature as well as sheds and fruit trees. Adjoining the bungalow is a large paved patio and also a greenhouse.

EPC: D, Council tax band: E, Tenure: Freehold

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**TOTAL FLOOR AREA:** 1435 sq.ft. (133.3 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.  
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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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