



PETTENGELLS
ESTATE AGENTS

Carissima, Brook Lane, Neacroft, Christchurch, BH23 8JR
Asking Price £524,000

Carissima, Brook Lane, Neacroft, Christchurch,
BH23 8JR

- Detached bungalow
- Two bedrooms
- Large conservatory
- Well appointed kitchen
- Lovely rural outlook from garden
- Chain free sale
- Garage & driveway
- Located in pleasant quiet hamlet
- Impressive gardens
- Potential to improve





OFFERED CHAIN FREE, THIS DELIGHTFUL TWO BEDROOM DETACHED BUNGALOW SITUATED IN A LOVELY RURAL HAMLET AND WITH A PLEASANT OUTLOOK FROM THE REAR GARDEN OVER FARMLAND.

Accommodation: The entrance hall leads into the double aspect living room with lovely outlook over the rear garden. There is a well appointed and modern kitchen which opens out to the conservatory. The main bedroom is at the front and there is a bathroom next to this and then the second bedroom which leads into the large conservatory which has radiator and power points.

Outside: To the front is a lovely area of secluded front garden with lawn and shrubs, adjoining this the drive gives lots of off road parking and leads along the side of the bungalow to a detached single garage measuring 5.2m x 2.76m and has electric door to front. The rear garden has a lawned area, some paving and shrubs and a lovely rural backdrop behind.

Potential: The bungalow is situated within the New Forest National Park so this does limit its potential to extend as it is classed as a 'small dwelling'.

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

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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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