



**PETTENGELLS**  
ESTATE AGENTS

15 Hobart Road, New Milton, Hampshire, BH25 6EF  
Asking Price £425,000

15 Hobart Road, New Milton, Hampshire, BH25 6EF

- Detached bungalow
- Three bedrooms
- Living room
- Kitchen
- Dining room
- Bathroom
- Garden
- Large detached single garage
- Central Location
- Chain free sale







DETACHED BUNGALOW IN CENTRAL LOCATION, OFFERING GREAT POTENTIAL, OFFERED 'CHAIN FREE'.

Accommodation: The entrance hall leads into a living room. There is a dining room which in turn leads to the kitchen and this overlooks the rear garden. There are three bedrooms, two doubles and a large single, and there is a main bathroom.

Outside: To the front of the bungalow is an area of lawned garden with shrub borders. The driveway gives lots of off road parking as well as space to turn, at the end of this is the detached garage measuring 18'3" x 11'1" and has power supplied, adjoining this is a lean-to and then there is an area of rear garden which has some lawn.

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

GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.  
 While 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.  
 Made with Hologram 5/2/04

**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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