



PETTENGELLS
ESTATE AGENTS

1 Rosewood Gardens, New Milton, Hampshire, BH25 5NA
Asking Price £379,950

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

- Extended detached bungalow
- Two double bedrooms
- Living/dining room
- Kitchen/breakfast room
- Shower room
- Gas fire central heating and double glazed
- Driveway and detached garage
- Low maintenance gardens
- Chain free sale





AN EXTENDED TWO BEDROOM DETACHED BUNGALOW, SITUATED IN A CONVENIENT LOCATION CLOSE TO AMENITIES. OFFERED CHAIN FREE.

Accommodation: Front door opens into the spacious hallway with storage cupboards. There are two double bedrooms with bedroom over overlooking the front and a shower room with walk in double shower and window to side. There is an extended and spacious kitchen/dining room with door onto the rear garden. The gas boiler is housed in the kitchen. From the dining area a door leads into the extended dual aspect living/dining room with feature fireplace and doors onto the rear garden.

Outside: Double gates lead to driveway giving off road parking for multiple vehicles with driveway to the side and leading to the detached garage with further storage areas and outbuildings. The front garden has mature shrub and flower borders with low maintenance artificial grass. The rear garden is enclosed with a small patio, lawned area, mature shrub and flower borders.

Council tax band: D, Tenure: Freehold

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The contents, accuracy and applicability of these floor plans have been noted and no guarantee is made as to their accuracy or reliability for any other purpose.
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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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