



**PETTENGELLS**  
ESTATE AGENTS

Chilcot, Milford Road, New Milton, Hampshire, BH25 5PW  
Offers Over £600,000

Chilcot, Milford Road, New Milton, Hampshire,  
BH25 5PW

- Delightful bungalow offered chain free
- Three Bedrooms
- Living Room
- Dining/family room
- Kitchen/breakfast room
- Ensuite shower room
- Bathroom
- Driveway
- Garage
- Gardens





VERY IMPRESSIVE DETACHED BUNGALOW, OFFERED 'CHAIN FREE', AND CONVENIENTLY SITUATED BETWEEN NEW MILTON TOWN AND BARTON SEA FRONT. BARTON COMMON IS CLOSE BY WITH ITS LOVELY WALK TO THE CLIFF TOP.

**Accommodation:** This spacious bungalow has a lovely entrance hall with feature archway. There is then a large living room overlooking the rear garden and this leads to the dining/family room which enjoys a similar pleasant outlook. There is a kitchen/breakfast room which has a larder cupboard, also housing the gas boiler. There are three well proportioned bedrooms, conveniently all with fitted wardrobes and bedroom one has the benefit of an ensuite shower room. There is also a main bathroom.

**Outside:** To the front of the bungalow is an attractive area of mainly lawned garden and some shrubs. The driveway gives good off road parking. There is also space to turn and this leads along the side of the bungalow to the garage, 18'1" x 9'5". This has power supplied and a door to the rear garden which enjoys a bright approx westerly aspect, perfect for afternoon sunshine, and is laid out for relative ease of maintenance ie currently no lawn, with mainly paving.

EPC: C, Council tax band: E, Tenure: freehold

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GROUND FLOOR  
102.8 sq.m. (1107 sq.ft.) approx.



TOTAL FLOOR AREA: 102.8 sq.m. (1107 sq.ft.) approx.  
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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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