



**PETTENGELLS**  
ESTATE AGENTS

17 Rothbury Park, New Milton, Hampshire, BH25 6TR  
Asking Price £365,000

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- Chain free
- Semi detached bungalow
- Two double bedrooms with fitted wardrobes
- Vaulted ceiling in kitchen/dining room
- Shower/wet room with window
- Lounge at the rear opening onto garden
- Approx westerly facing rear garden
- Garage in a block
- Quiet tucked away location
- Gas fired central heating







WE ARE PLEASED TO OFFER 'CHAIN FREE', TWO DOUBLE BEDROOM LEWIS BUILT SEMI DETACHED BUNGALOW IN POPULAR LOCATION.

Accommodation: The UPVC double glazed front door opens into the tiled entrance porch which opens into the impressive kitchen/dining room with vaulted ceiling. Door leads into the pleasant lounge with patio doors opening onto the rear garden. From the kitchen a door leads into the inner hallway with airing cupboard and doors to the two double bedrooms (both with fitted wardrobes). In bedroom two there is a loft hatch with pull down ladder. A further door leads to the tiled shower/wet room.

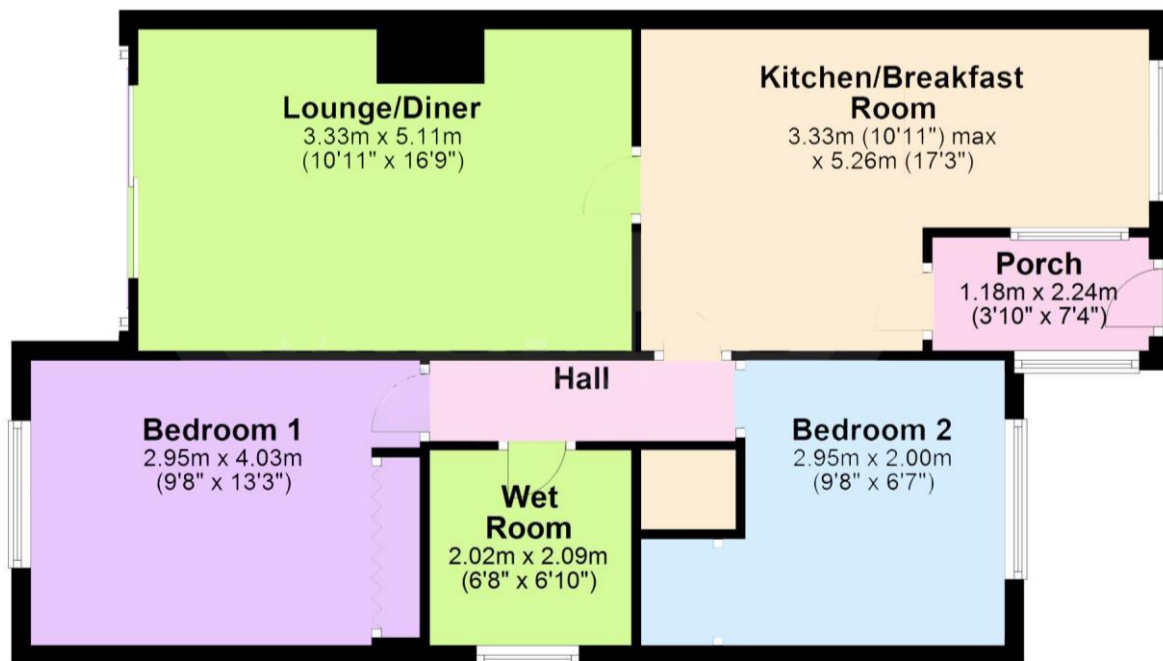
Outside: The pleasant rear garden is approximately westerly facing and is low maintenance with artificial lawned area with mature shrubs plus flower borders. To compliment this there is a pleasant patio area. There is a gate to the side and a garden shed.

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**



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'

Plan produced using PlanUp.

**17 Rothbury Park, New Milton**

**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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