



PETTENGELLS
ESTATE AGENTS

16a Peckham Avenue, New Milton, Hampshire, BH25 6SL
Asking Price £425,000

16a Peckham Avenue, New Milton, Hampshire,
BH25 6SL

- Modern chalet style bungalow
- Three bedrooms
- Living/dining room
- Well appointed kitchen
- Downstairs cloakroom
- First floor bathroom
- Low maintenance garden
- Garage & driveway
- Convenient central location





MODERN CHALET BUNGALOW CLOSE TO TOWN.

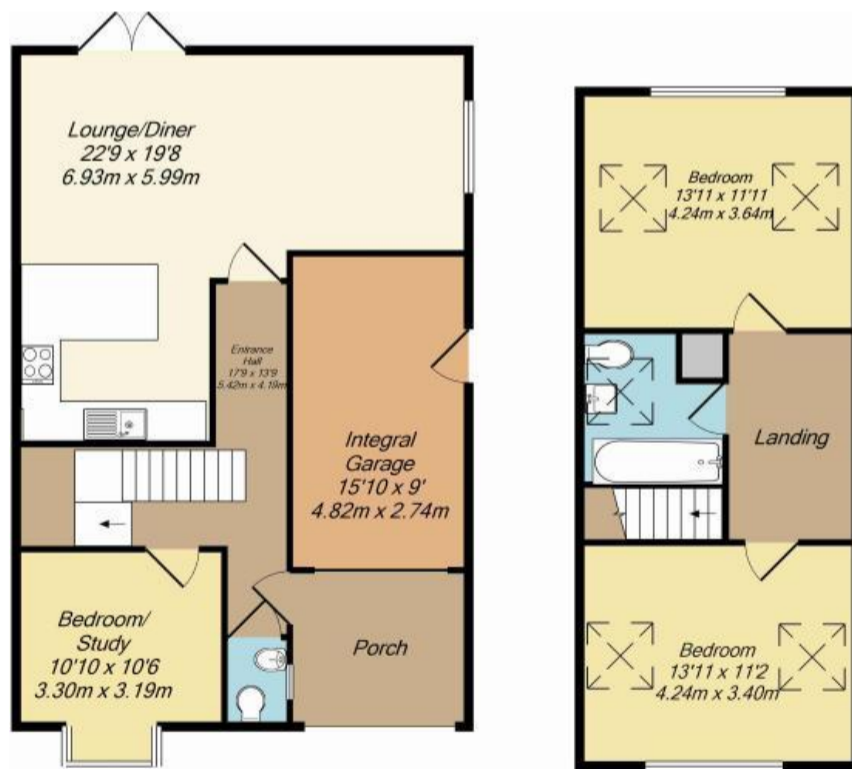
Accommodation: The entrance hall leads into the living/dining room and the open plan design continues into the well appointed kitchen. There is a ground floor bedroom/potential additional reception room, plus downstairs cloakroom. The spacious first floor landing gives the potential for a study/home office area and leads into the two well proportioned upstairs bedrooms plus the bathroom. Air source heat pump for energy efficient under floor heating.

Outside: To the front a driveway gives off road parking. There is an integral single garage with power supplied. The rear garden is of 'easy to maintain' proportions ie currently with no lawn, there is paved area, hard standing, shrubs, shed and small summerhouse.

EPC: B, 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



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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