



**PETTENGELLS**  
ESTATE AGENTS

27 Park Road, Milford On Sea, Hampshire, SO41 0QU  
Asking Price £759,500

27 Park Road, Milford On Sea, Hampshire, SO41 0QU

- Detached bungalow in village location
- Three double bedrooms
- Splendid living/dining room
- Superb kitchen
- Large separate utility room
- Ensuite & family bathroom
- Lovely large garden
- Close to shops
- Walking distance to beach
- Driveway to side





A RARE OPPORTUNITY TO PURCHASE SUCH AN IMPRESSIVE LARGE BUNGALOW IN MILFORD VILLAGE, CLOSE TO BOTH THE SHOPS/AMENITIES AND ALSO TO THE BEACH.

Accommodation: The entrance hall leads into a superb kitchen with extensive integrated appliances, there is then a fantastic large living/dining room with doors opening out to the rear garden and twin lantern roofs. There are three double bedrooms, one of which has an ensuite shower room and there is a main family bathroom and a separate utility room.

Outside: To the front is an attractive area of garden, adjoining which the driveway gives off road parking, this continues along the side of the property, there is hardstanding where the garage used to be, a future owner could arrange a new one. The extensive off road parking continues towards the rear garden which is a splendid feature of the bungalow being large and having a lovely lawned area, shrubs and trees.

EPC: C, Council tax band: E, 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  
115.4 sq.m. (1242 sq.ft.) approx.



TOTAL FLOOR AREA: 115.4 sq.m. (1242 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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