



PETTENGELLS
ESTATE AGENTS

26 Barton Court Road, New Milton, Hampshire, BH25 6NR
Asking Price £700,000

26 Barton Court Road, New Milton, Hampshire,
BH25 6NR

- Detached bungalow in good location
- Three double bedrooms
- Lovely living room
- Modern kitchen/dining room
- Large conservatory
- Ensuite & bathroom
- Double garage
- Close to town centre
- Available quickly
- Impressive garden





MOST IMPRESSIVE DETACHED BUNGALOW AVAILABLE QUICKLY AND CONVENIENTLY SITUATED CLOSE TO TOWN.

Accommodation: The entrance hall leads into the living room which has an attractive feature fireplace, there is then a kitchen/dining room which is recently newly fitted and a superb large conservatory. There are three double bedrooms with two of the bedrooms sharing a 'Jack and Jill' ensuite shower room, and then a further bathroom.

Outside: The bungalow sits on a lovely corner plot and has a particularly wide frontage onto Crossmead Avenue, off which the driveway gives off road parking and leads to the detached double garage measuring 17'3" x 17'1" and this has an electric door to front, this does also having planning granted to convert to an annexe. There is then a paved and lawned garden in front of the bungalow. The rear garden is a pleasant feature being bright and secluded and having again lawned and paved areas with shrub borders, and three garden sheds.

EPC: D, Council tax band: E, Tenure: Freehold

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Approximate
Gross Internal Floor Area
Total: 124sq.m. or 1335sq.ft.

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



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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