



**PETTENGELLS**  
ESTATE AGENTS

3 Milton Grove, New Milton, Hampshire, BH25 6HB  
**Asking Price £495,000**

### 3 Milton Grove, New Milton, Hampshire, BH25 6HB

- Close to New Milton town centre & amenities
- Three double bedrooms
- Three reception rooms
- Shower room with WC & second separate WC
- Twin driveways
- Chain free sale
- Gas fired central heating and double glazed
- Scope for improvement & or modernisation
- South facing garden
- Flexible accommodation







SPACIOUS TOWN CENTRE BUNGALOW WITH THREE DOUBLE BEDROOMS AND THREE RECEPTION ROOMS, OFFERED 'CHAIN FREE', FLEXIBLE ACCOMMODATION.

Accommodation: Front door opens into the spacious hallway leading into three large double bedrooms with a shower room with WC and second WC/cloakroom next to. Hallway then leads into the impressive lounge opening onto the rear garden with feature fire surround and door into the separate dining room or fourth bedroom/study. The kitchen breakfast room has triple aspect outlook, room for dining room table and built in, gas hob, electric oven and extractor and Worcester combination boiler.

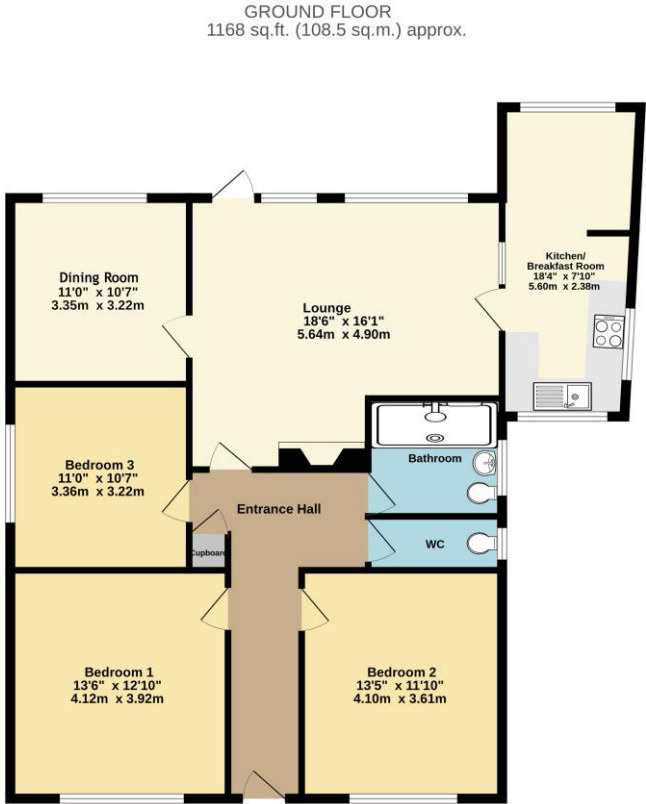
Outside: There are twin driveways giving off road parking for multiple vehicles with an area of lawn and shrub border. The south facing rear garden is mainly a lawn with patio area with mature flower and shrub borders with a garden shed and a gate giving access both sides.

EPC: D, 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



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, windows, doors 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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