



**PETTENGELLS**  
ESTATE AGENTS

23 Elm Avenue, New Milton, Hampshire, BH25 6HE  
Asking Price £580,000

23 Elm Avenue, New Milton, Hampshire, BH25 6HE

- Central location close to amenities
- Three double bedrooms
- Master bedroom with ensuite
- Main family bathroom
- Gas fired central heating
- Lounge/diner
- Kitchen/breakfast room
- Garage with power
- South-West facing rear garden
- Chain free sale







DETACHED BUNGALOW, CONVENIENTLY CLOSE TO TOWN CENTRE, CHAIN FREE SALE.

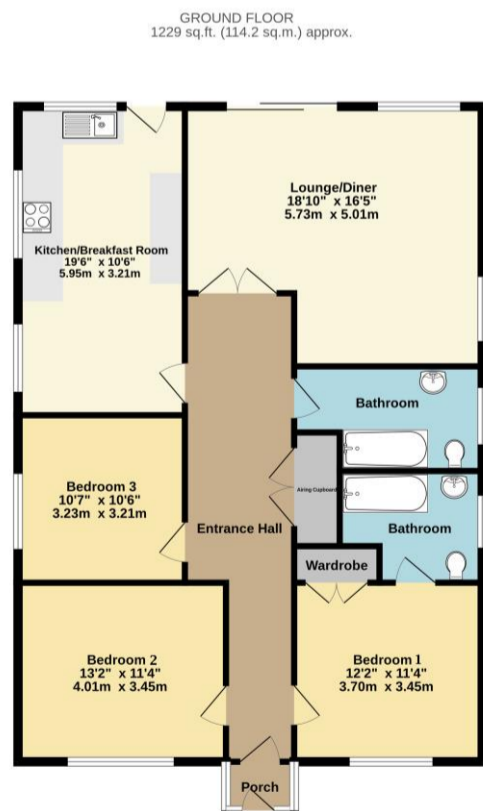
Accommodation: Front door opens into inner porch and into the spacious hallway with plenty of storage. There is a loft hatch with pull down ladder which is part boarded. Double doors open into the double aspect living/dining room with patio doors onto the rear garden. There is a large kitchen/breakfast room with space for a dining table, with a door to the rear garden. A door leads into the master bedroom with a comprehensive range of built in and fitted wardrobes and ensuite bathroom. The second bedroom overlooks the front, and the third bedroom is a good double. To compliment this there is a large family bathroom.

Outside: The front of the bungalow there is off road parking with a long driveway to the side to the garage which has power. The rear garden is south-west facing and comprises of patio area, lawned area with mature shrub and flower borders.

EPC: D, 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



TOTAL FLOOR AREA: 1229 sq.ft. (114.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. 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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