



PETTENGELLS
ESTATE AGENTS

51 Brook Avenue North, New Milton, Hampshire, BH25 5HG
Asking Price £425,000

51 Brook Avenue North, New Milton, Hampshire,
BH25 5HG

- Detached bungalow
- No onward chain
- Great location
- Detached garage
- Ample off road parking
- L-shaped living/dining room
- Conservatory
- Kitchen
- Shower room
- Two bedrooms





TWO BEDROOM DETACHED BUNGALOW, SITUATED IN THIS GREAT LOCATION WITH BENEFITS OF AMPLE OFF ROAD PARKING AND DETACHED SINGLE GARAGE.

Accommodation: A pathway leads to the side of the property where the front door leads into the hallway, off of this there are two bedrooms both with windows to front and a family shower room. There is an L-shaped living/dining room with double doors opening to the conservatory which has a lovely outlook over the rear garden. The fitted kitchen has an integrated oven and hob with space for fridge & washing machine. There is also access to outside.

Outside: There is a good sized gravel driveway with parking for several cars, this leads to the single garage. The rear garden comprises patio, various flower and shrub borders and this has been laid out for ease of maintenance.

EPC: D, COUNCIL TAX BAND: D, Tenure: Freehold, Approx floor area: 730 sq ft

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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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