



PETTENGELLS
ESTATE AGENTS

126 Manor Road, New Milton, Hampshire, BH25 5EH
Asking Price £485,000

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- Spacious detached bungalow
- Super large living room
- Kitchen
- Family room
- Three Bedrooms
- Gas Central Heating
- Extensive Drive/Off-Road Parking
- Impressive bathroom
- Pleasant garden
- Garden room





APPEALING CHARACTER THREE BEDROOM, DETACHED BUNGALOW WITH VIEWING RECOMMENDED.

Accommodation: The entrance hall leads into the family room which then in turn leads out to the superb large living/dining room. This in turn leads to the garden and there is also a doorway to the kitchen. There are three double bedrooms, one of which is the converted original garage. There is then a lovely large bathroom and a separate utility room.

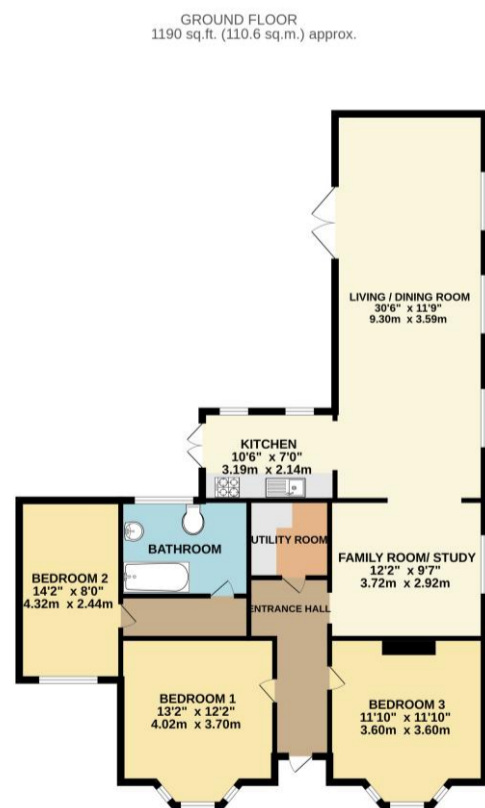
Please note that the front bedroom that was two small rooms is now one main room.

Outside: To the front the driveway gives lots of off road parking which is a great asset to the bungalow. The rear garden comprises a pleasant lawned area. There is also a paved patio, the hot tub is included and there is also a recently constructed garden room which is currently used as a gym but could perhaps be a home office.

Council tax band: C, Tenure: Freehold

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TOTAL FLOOR AREA: 1190 sq.ft. (110.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, 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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