



**PETTENGELLS**  
ESTATE AGENTS

Cressbrook, Ashley Lane, New Milton, Hampshire, BH25 5AQ  
Asking Price £450,000

### Cressbrook, Ashley Lane, New Milton, Hampshire, BH25 5AQ

- Two double bedroom detached bungalow
- Large lounge with bi fold doors onto balcony
- Impressive kitchen/dining room
- Master bedroom & with ensuite shower room
- Family bathroom
- Large private rear garden
- Detached garage
- Garden room/summerhouse
- Gas fired central heating & double glazing
- Internal viewing recommended





AN IMPRESSIVE TWO DOUBLE BEDROOM, TWO BATH/SHOWER ROOM DETACHED BUNGALOW WITH LOVELY REAR GARDEN.

Accommodation: Entrance porch leads to the front door opening to the entrance hall. The impressive living/dining room has bi fold doors opening onto the balcony with access to the garden. There is a well appointed kitchen/breakfast room with centre island and built in double oven microwave, electric hob and extractor. There are two double bedrooms with the master bedroom having the benefit of a lovely ensuite shower room. French doors overlook and open to the front. There is a wide range of wardrobes which will be remaining. There is also a family bathroom with shower over and window to side.

Outside: There is a large driveway giving off road parking for multiple vehicles, this leads to the detached garage measuring 5.27m x 4.32m narrowing to 3.03m (17'3" x 14'2" narrowing to 9'9") with up and over door, lighting and power. The private rear garden is a particularly nice feature of the property being laid mainly to lawn with mature shrub and flower borders. There is a pleasant patio/seating area and impressive summerhouse.

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

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TOTAL FLOOR AREA: 994 sq.ft. (92.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, 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.  
Made with MapInfo v12.0.4

**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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