



**PETTENGELLS**  
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**33c South Street, Pennington, Hampshire, SO41 8EA**  
**Guide Price £545,000**

**33c South Street, Pennington, Hampshire, SO41 8EA**

- Brand new detached bungalow ready for occupation built by renowned local family builder.
- Excellent spec German kitchen with Bosch integrated appliances.
- Superb new bathroom & cloakroom – Duravit sanitary ware
- Under floor heating and LED lighting
- Energy efficient air source heat pump
- EV charging point
- Parking on paved driveway
- Landscaped garden
- Dedicated loft storage area
- 10 year new build warranty





A BRAND-NEW TWO BEDROOM DETACHED BUNGALOW, ONE OF TWO, RECENTLY COMPLETED AND READY FOR OCCUPATION BUILT BY RENOWNED LOCAL FAMILY BUILDER

Accommodation: UPVC front door opens into the spacious hallway with control panel for alarm system and airing cupboard housing the hot water cylinder and control panel for the air source heat pump. A door leads the impressive open plan living/dining room and kitchen with bifold doors to the garden. The well appointed kitchen has Bosch integrated appliances comprising of induction hob with extractor, oven and microwave, dishwasher and fridge freezer. From the kitchen there is a separate utility room with second sink and plumbing for washing machine. There are two double bedrooms and luxurious family bathroom with separate double shower cubicle. To compliment there is a separate cloakroom with a second WC.

Outside: A gravel driveway, leads to just six properties, with a brick paviour driveway giving off road parking for two cars. The landscaped front garden laid to lawn with shrub borders. There is an EV charging point to the side with the gate leading to the low maintenance enclosed rear garden, with a pleasant patio area and artificial lawn area.

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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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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