



**PETTENGELLS**  
ESTATE AGENTS

8 Hatfield Court, New Milton, Hampshire, BH25 5UW  
**Asking Price £410,000**

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- Lovely bungalow offered chain free (subject to probate)
- Pleasant private garden
- Garage plus driveway
- Deceptively spacious
- Three double bedrooms
- Superb living/dining room
- Kitchen
- Breakfast room
- Further reception room
- Shower room







DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM BUNGALOW OFFERED AS A CHAIN FREE SALE. DETACHED OTHER THAN LINKED BY GARAGE.

Accommodation: There is an entrance hall, which then leads into the superb living room. There is then a kitchen which in turn has a breakfast room adjoining. There is then a further reception room, which opens both to the garden and the rear of the garage. The inner hall leads to three double bedrooms and a shower room.

Outside: To the front the drive gives off road parking and leads into the garage which has an electric door and measures 5.15m x 2.5m. There is an area of the front garden. The rear garden is secluded, and comprises a pleasant lawned area as well as paving and shrubs.

EPC: D, Council tax band: C, 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: 1118 sq.ft. (103.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, 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.  
Made with Metagage 12/2021

**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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