



PETTENGELLS
ESTATE AGENTS

4 The Lanes, New Milton, Hampshire, BH25 5DG
Asking Price £565,000

4 The Lanes, New Milton, Hampshire, BH25 5DG

- Spacious Three Double Bedroom Detached Bungalow
- Large Living/Dining Room
- Conservatory
- Gas fired central heating and double glazed
- Bathroom with separate shower cubicle
- 2 WC's
- Heated Garage
- Lovely private rear garden
- Viewing recommended
- Chain free





A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED BUNGALOW IN PLEASANT LOCATION, OFFERED CHAIN FREE.
We are pleased to offer this three double bedroom detached bungalow situated on the northern fringes of New Milton, not far from the edge of the New Forest National Park and under a mile to New Milton town and railway station.

Accommodation: A handy entrance porch leads into the spacious main hallway with plenty of cupboards. There is a 22' living/dining room with pleasant outlook to the rear garden and this also leads to the conservatory. The kitchen is well appointed with integrated double oven, hob and hood and door to the side. There are three double bedrooms, each with built in wardrobes. There is a main family bathroom with separate shower cubicle and a further separate WC.

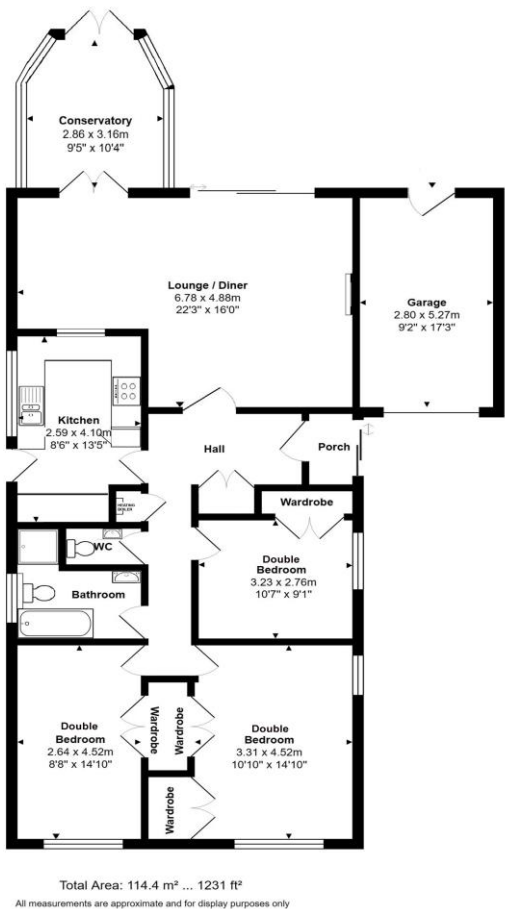
Outside: To the front of the bungalow is a small area of gravel, adjoining this the wide drive gives off road parking for multiple vehicles and leads to the single garage which is heated and has power and lighting. The rear garden enjoys a pleasant aspect and comprises a secluded lawned area with shrub borders, paved patio.

EPC: C, Council tax band: E, Tenure: Freehold

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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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