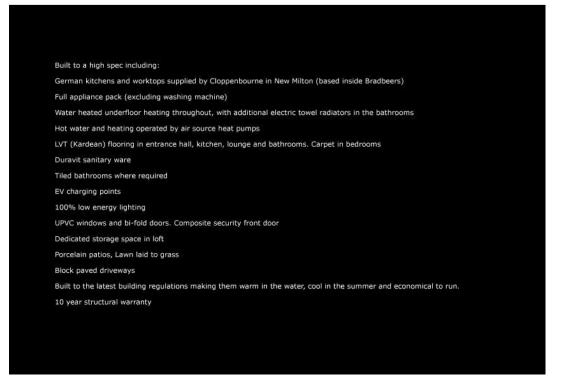


33c South Street, Pennington, Hampshire, SO41 8EAGuide Price £545,000

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

- New detached single storey home ready spring 2025 built by renowned local family builder.
- Excellent spec German kitchen with Bosch integrated appliances.
- Superb new bathroom & ensuite Duravit sanitary ware
- Under floor heating and LED lighting throughout
- Energy efficient air source heat pump
- EV charging point
- Parking on paved driveway for two cars
- Landscaped garden
- Dedicated loft storage area
- New build warranty



BRAND NEW DETACHED BUNGALOW, ONE OF TWO, CURRENTLY UNDER CONSTRUCTION, READY SPRING 2025, FURTHER DETAILS ON REQUEST. VISUAL AND FLOORPLAN FOR GUIDANCE ONLY (TREE-LINED BACKDROP ON VISUAL NOT ACCURATE)



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



GROUND FLOOR

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error.

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.

