



PETTENGELLS
ESTATE AGENTS

1 Leigh Road, New Milton, Hampshire, BH25 5JY
Asking Price £550,000

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- Detached bungalow close to town centre
- Lovely corner plot
- Three double bedrooms with fitted wardrobes
- Living/dining room
- Kitchen
- Breakfast/utility room
- Shower room
- Double garage
- Pleasant gardens
- Gas central heating





WE ARE PLEASED TO OFFER 'CHAIN FREE', THIS THREE BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE, SITUATED CONVENIENTLY VERY CLOSE TO NEW MILTON TOWN CENTRE.
Location: Fantastic position just a short walk to New Milton station, Doctors surgery, shops etc. Also very close to Ballard lake & Water meadows.

Accommodation: The entrance hall leads into a lovely bright living/dining room which also opens out to the garden and has a feature fireplace. The kitchen also houses the boiler for the gas fired central heating and leads to a breakfast/utility room. There are three bedrooms, all with fitted wardrobes, a shower room and a cloakroom/WC.

Outside: The bungalow sits on a lovely corner plot with gardens to three of the four sides. To the front is a double-width drive leading to the two garages. There is then a lawned garden with hedge and shrub borders that extends around to the side. There is a pedestrian access gate off Avenue Road. To the rear of the bungalow is an area of low maintenance garden, no lawn currently - gravel and paving and access. Gardener WC behind second garage.

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

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



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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