



PETTENGELLS
ESTATE AGENTS

19 Appletree Close, New Milton, Hampshire, BH25 6PA
Asking Price £695,000

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- Prime bungalow in good location
- Three bedrooms
- Lovely kitchen/breakfast room
- Living room & study
- Impressive bathroom & ensuite
- Lovely garden
- Driveway to front, garage store
- Viewing recommended





SPACIOUS & WELL PRESENTED BUNGALOW SITUATED IN A CONVENIENT BUT TUCKED AWAY LOCATION AT THE HEAD OF A CUL DE SAC, BUT ALSO WITHIN WALKING DISTANCE OF NEW MILTON TOWN CENTRE.

Accommodation: The entrance hall leads into a superb living room with feature fireplace and off this is a useful room which leads out to the garden but would lend itself perhaps as a study/home office. There are three bedrooms with bedroom one having french doors to the rear garden and a splendid ensuite bathroom. There is also an impressive main bathroom and a very fine kitchen/breakfast room.

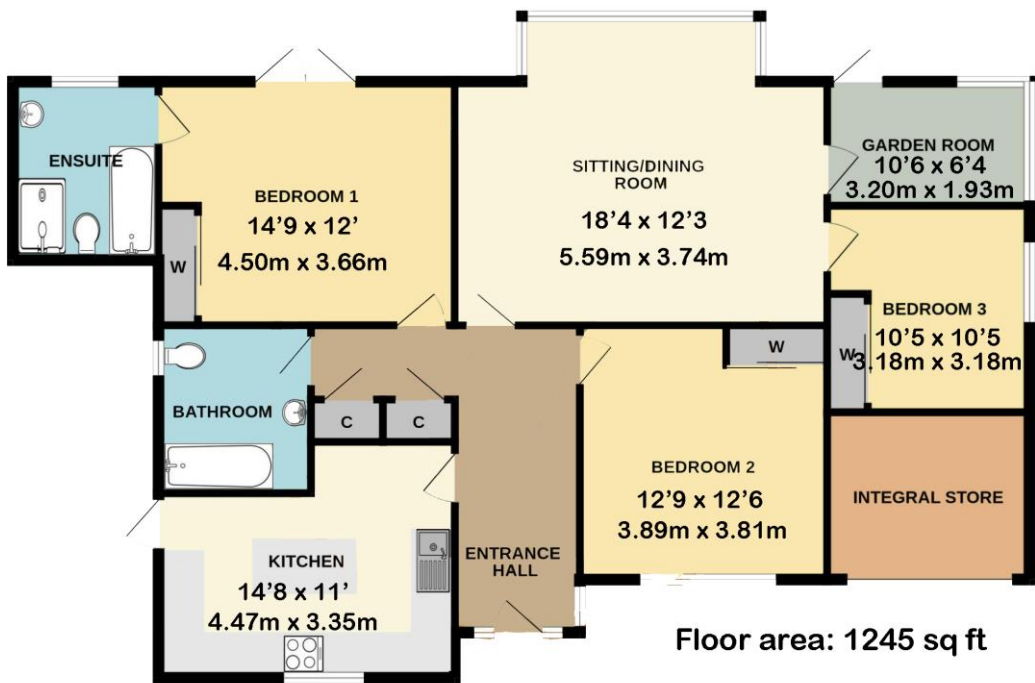
Outside: To the front is an area of garden, adjoining this the drive gives off road parking and leads to the integral original garage although this has now been sub divided to create a smaller garage store to the front with what was the rear section now adding to the accommodation. The plot is standard width at the front and widens considerably to the rear, providing a lovely back garden with lawned and paved areas adjoining the bungalow. There is then a former raised vegetable garden and shed. Off the kitchen is a small courtyard area ideal perhaps for morning coffee or a G&T in the evening!

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

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19 APPLETREE CLOSE



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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