



PETTENGELLS
ESTATE AGENTS

Avian, Hare Lane, New Milton, Hampshire, BH25 5AF
Asking Price £565,000

Avian, Hare Lane, New Milton, Hampshire, BH25 5AF

- Spacious bungalow with rural backdrop
- Lovely garden
- Bright living room
- Potential for loft conversion
- Conservatory
- Kitchen/dining room
- Two bedrooms
- Study/occasional bedroom three
- Drive and garage
- Subject to probate





SPACIOUS BUNGALOW OFFERED AS A CHAIN FREE SALE, DELIGHTFUL RURAL OUTLOOK.

Accommodation: The entrance hall leads into a lovely living room which then in turn opens to a conservatory overlooking the rear garden. There is a kitchen/dining room which leads to a useful lobby area. From here there is a cloakroom, garage access and also a study/hobby room, with the fitted furniture removed could be an occasional third bedroom. There are two bedrooms, both have fitted wardrobes, then there is a bathroom.

Outside: There is an area of attractive front garden with lawn and borders, adjoining this the driveway gives off road parking and leads to the garage. This has been partitioned to create separate store areas to the front and rear with the latter also being accessible directly from the bungalow itself. The rear garden is a truly wonderful feature of the property as it backs onto a lovely green belt paddock (separately owned, not for sale!). The garden itself is attractive with lawned areas, flower and shrub borders, a shed and a greenhouse.

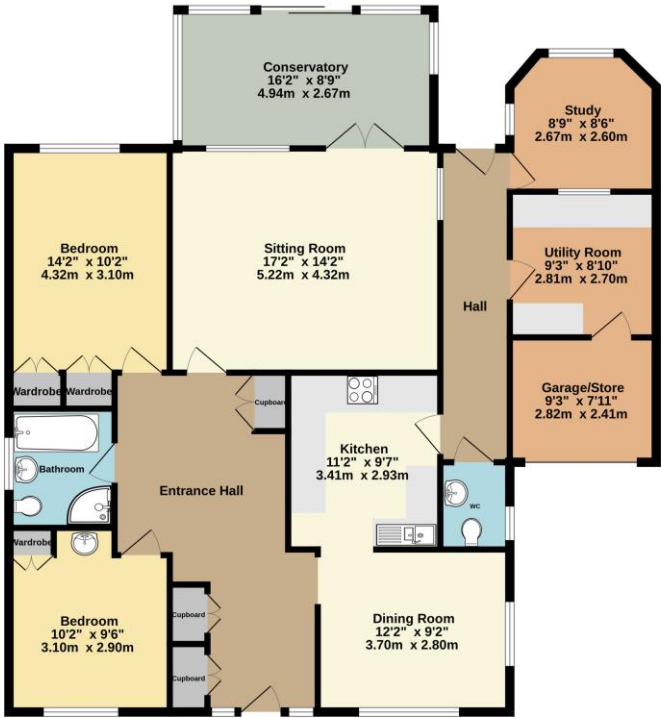
EPC: D, Council tax band: D, Tenure: Freehold

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

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GROUND FLOOR
1506 sq.ft. (139.9 sq.m.) approx.



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metrepress (2020).

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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