



**PETTENGELLS**  
ESTATE AGENTS

10 Brooklyn Court, New Milton, Hampshire, BH25 5PA  
Asking Price £329,950

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- Two bedroom bungalow
- Impressive fitted kitchen
- Large conservatory
- Shower room
- Gas fired central heating
- Garage in a block close by
- Close to New Milton train station and town
- Low maintenance gardens
- Chain free sale





A LOVELY TWO BEDROOM BUNGALOW SITUATED IN A SMALL DEVELOPMENT OF SIMILAR BUNGALOWS, CLOSE TO AMENITIES AND OFFERED CHAIN FREE.

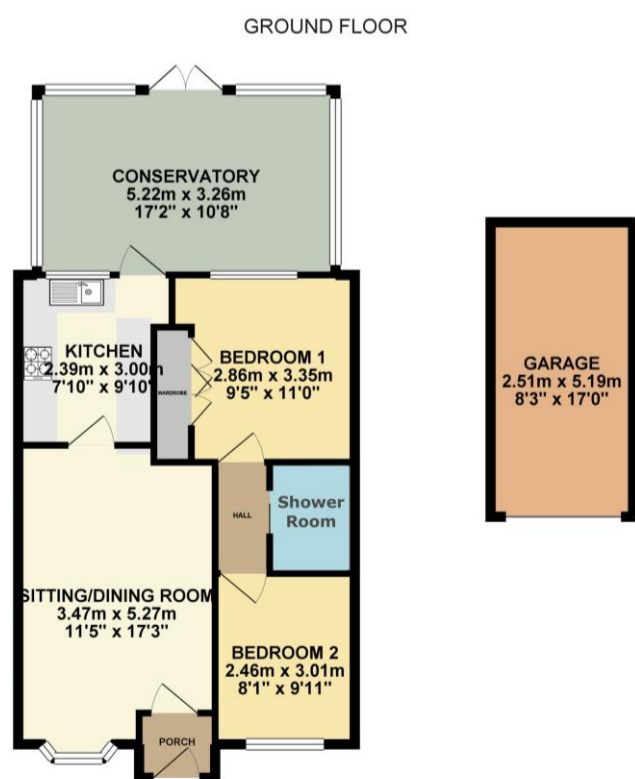
**Accommodation:** The front door opens into the handy entrance porch, in turn opening into the lounge overlooking the front with feature fire surround. The fitted kitchen comprises: built in double oven, gas hob, fridge and freezer, dishwasher and washing machine. This leads into the impressive 17' conservatory with power and radiator. There are two bedrooms with bedroom one having a fitted wardrobe and a shower room with double walk in shower to compliment.

**Outside:** The 'low maintenance' rear garden has been paved, a gate to the side leading to the garage which is close by in a block. There is an area of communal parking. There is a maintenance fee of approximately £200 per annum for upkeep and insurance of the communal areas.

Council tax band: C, Tenure: Freehold, approx floor area 640 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of areas, volumes, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to their operability or efficiency can be given.  
Issue with Mappin 02/22

**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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