



PETTENGELLS
ESTATE AGENTS

1 Milton Grove, New Milton, Hampshire, BH25 6HB
Asking Price £459,000

1 Milton Grove, New Milton, Hampshire, BH25 6HB

- Three double bedroom detached bungalow
- Convenient location close to town centre
- Pleasant manageable gardens
- Driveway for off road parking
- Bathroom and ensuite
- Living room
- Kitchen
- Chain free sale





THREE BEDROOM BUNGALOW, CHAIN FREE SALE, CONVENIENT LOCATION, CLOSE TO TOWN CENTRE, LOW MAINTENANCE GARDENS.

Accommodation: The front door is actually at the rear of the bungalow, opening to an entrance hall and then in turn a living room with a feature fireplace. The kitchen has various integrated appliances and a back door to the garden. There are two ground floor bedrooms, one with an ensuite shower room, and then a family bathroom and upstairs, the landing leads to a further bedroom.

Outside: The bungalow has a driveway to the front giving off road parking and adjoining this is an area of mainly lawned garden and a large shed. The garden continues to the side and rear with mainly lawn and paved areas.

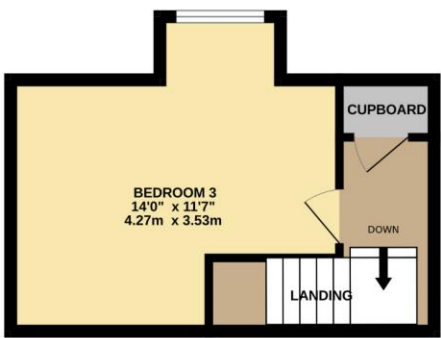
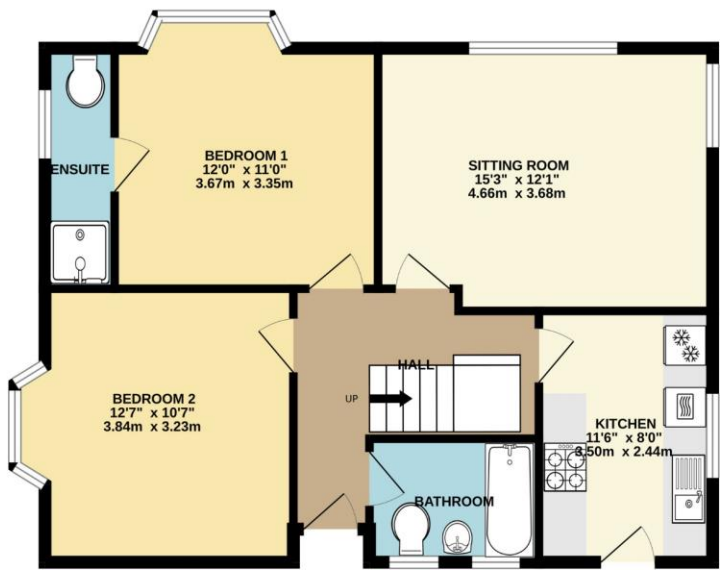
EPC: E, Council tax band: D, Tenure: Freehold, approx floor area 1000 sq ft

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

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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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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