



**PETTENGELLS**  
ESTATE AGENTS

15 Hobart Road, New Milton, Hampshire, BH25 6EF  
Asking Price £485,000

15 Hobart Road, New Milton, Hampshire, BH25 6EF

- Detached bungalow close to town centre
- Three bedrooms
- Living room
- New kitchen
- Dining room
- New bathroom
- Gardens
- Large detached single garage
- New gas central heating
- Lots of parking and turning space in driveway





WE ARE DELIGHTED TO OFFER THIS NEWLY REFURBISHED THREE BEDROOM CHARACTER BUNGALOW SITUATED IN A CONVENIENT LOCATION WITHIN WALKING DISTANCE OF NEW MILTON TOWN CENTRE

Accommodation: The entrance hall leads into a welcoming lounge. There is a second reception room i.e dining room and this in turn leads to the newly fitted kitchen which overlooks the garden. There are three well proportioned bedrooms and a new bathroom.

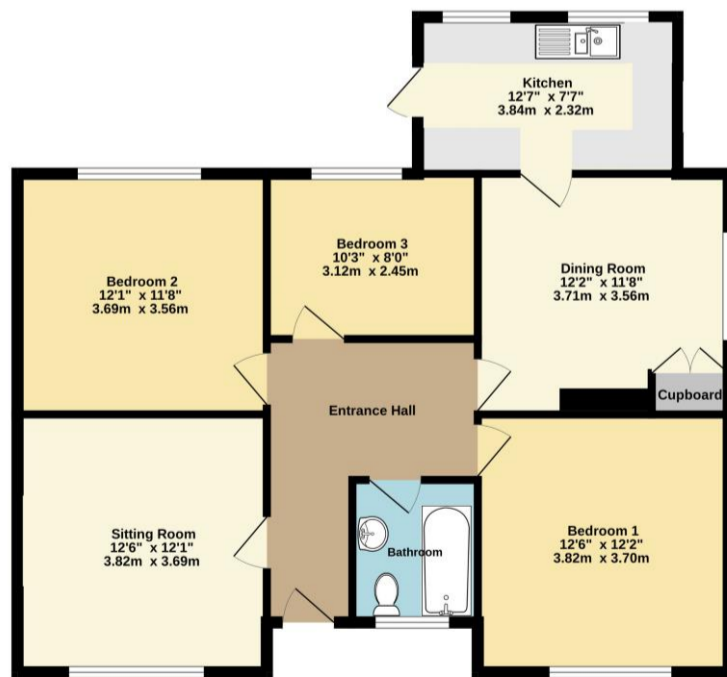
Outside: To the front is a lovely lawned garden with shrub borders giving screening. There is a driveway with lots of off-road parking as well as space to turn and this leads to the detached garage measuring 18'3" x 11'1" and has power supplied, and there's a pleasant area of rear garden which has mainly lawn and patio.

EPC: D (new boiler fitted since then), Council tax band: D, Tenure: Freehold

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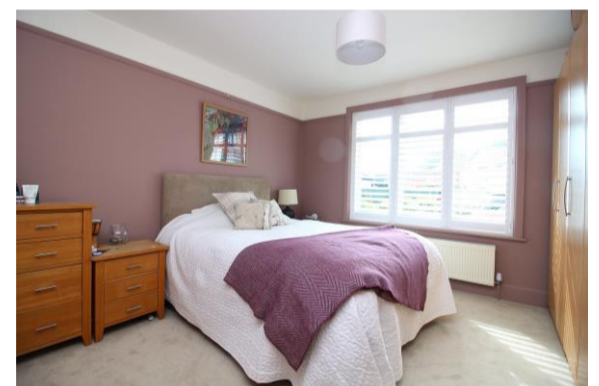
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.  
 While 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.  
 Made with Blueprints 12/24

**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. 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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