



**PETTENGELLS**  
ESTATE AGENTS

51 Oak Road, New Milton, Hampshire, BH25 5BD  
**Asking Price £369,000**

## 51 Oak Road, New Milton, Hampshire, BH25 5BD

- Two double bedroom semi detached bungalow
- Further room for extension or loft conversion (subject to planning)
- Impressive open plan kitchen/dining/living room
- Conservatory
- Shower room with walk in double shower
- Detached garage with power
- Masses of off road parking
- Double glazed and gas fired central heating
- Local amenities close by
- Chain free sale





A FANTASTIC TWO BEDROOM SEMI DETACHED BUNGALOW WITH A LARGE FRONTAGE AND GOOD SIZED REAR GARDEN SITUATED IN A NON-ESTATE LOCATION CLOSE TO AMENITIES AND OFFERED CHAIN FREE

Accommodation: The front door opens into the hallway with both the two double bedrooms to the front with door leading to the shower room with WC, wash hand basin with built in vanity unit and further storage above and double shower with window to the rear. The well laid out kitchen at the rear overlooks the rear garden, has a built in oven and hob with extractor over with space for fridge freezer and washing machine, which then flows into the living room area with double doors to the conservatory.

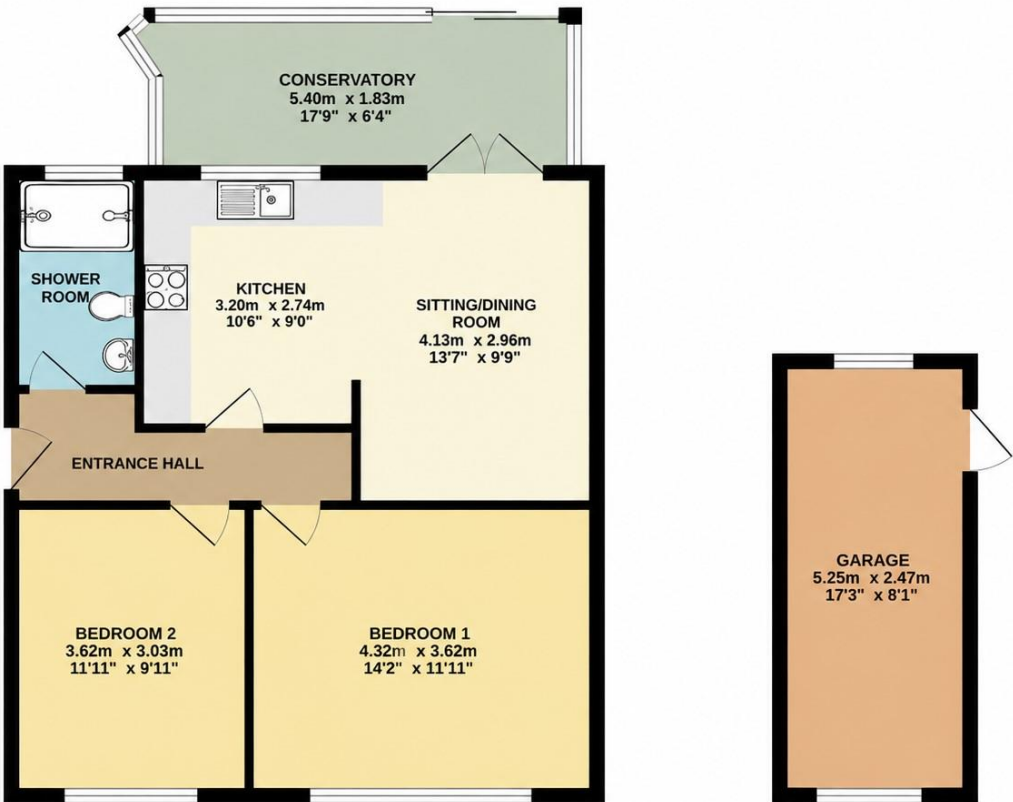
Outside: The front offers extensive off road parking for multiple vehicles with an area of lawn, with double gates to the side in turn leading to the front door, and the detached garage with lighting and power (measuring 5.25 x 2.47m) with door to the side. Please note the up and over garage door has been removed and the access is via a side door. The split level rear garden is a lovely feature of the property and has a lower area laid to lawn with steps leading to the alfresco dining area with seating and patio areas.

EPC: C, Council tax band: C, Tenure: freehold

PETTENGELLS

ESTATE AGENTS

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



TOTAL FLOOR AREA: 80.4 sq.m. (865 sq.ft.) approx.  
Made with Metropix ©2025

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.



PETTENGELLS

ESTATE AGENTS

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