

PETTENGELLS
ESTATE AGENTS

39a Barton Court Road, New Milton, Hampshire, BH25 6NW
Offers Over £700,000

39a Barton Court Road, New Milton, Hampshire, BH25 6NW

- Impressive detached bungalow
- Three/four bedrooms
- One/two reception rooms
- Well appointed kitchen
- Ensuite & family bathroom
- Utility room & cloakroom
- Double garage
- Lovely gardens
- Great central location
- Pennyfarthings built circa 1991













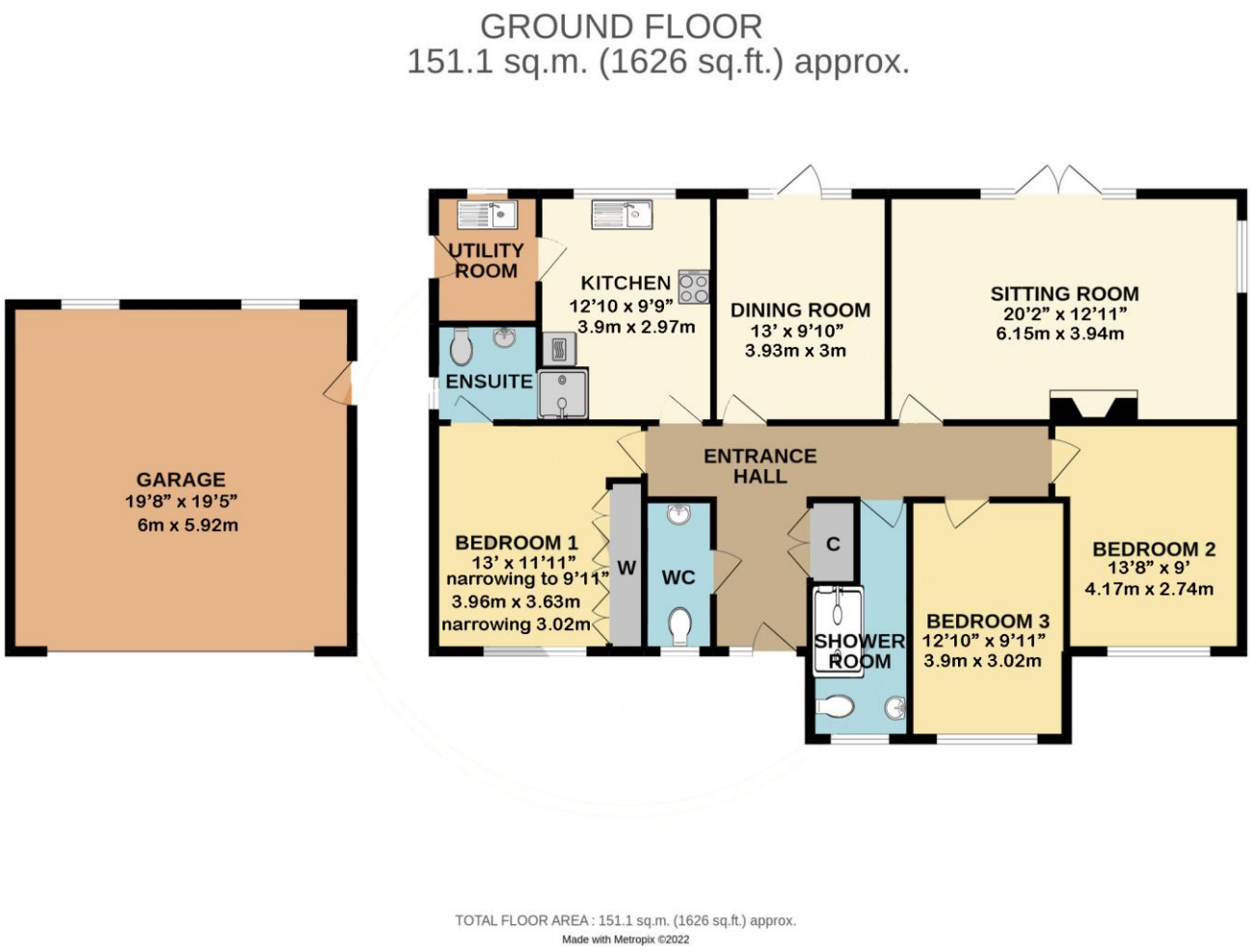
SPLENDID ONE OFF PENNYFARTHINGS BUILT THREE BEDROOM DETACHED BUNGALOW OFFERING VERY GENEROUS ACCOMMODATION, PLUS A DOUBLE GARAGE, SUPERB GARDENS, AND EXCELLENT LOCATION, TUCKED AWAY BUT WITHIN WALKING DISTANCE OF NEW MILTON TOWN CENTRE.
Accommodation: The entrance hall leads into a lovely living room with feature fireplace and doors leads leading out to the garden. There is then a second reception room/fourth bedroom, which also leads out to the garden. A kitchen/breakfast room with extensive integrated appliances overlooks the rear garden and then leads to a separate utility room, which also houses the gas central heating. There are three double bedrooms with bedroom one having an ensuite shower room. There is a main family bathroom plus a cloakroom/WC.

Outside: Good size plot. The bungalow is approached via its own impressive long driveway off Barton Court Road. In front of the bungalow the driveway continues giving lots of off road parking plus space to turn. There are lovely, mainly lawned gardens to the front and rear and various paved areas. There is a detached double garage.

EPC: C, Council tax band: F, Tenure: Freehold

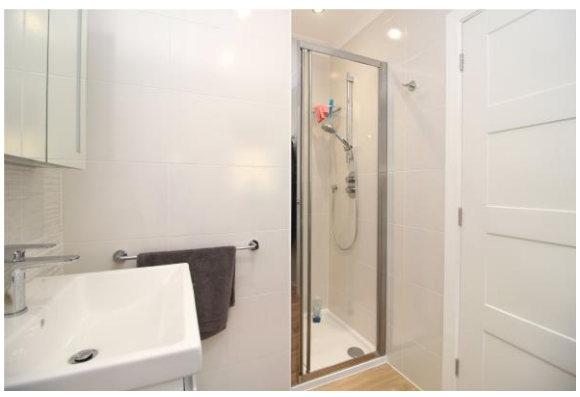
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

PETTENGELLS
ESTATE AGENTS









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.

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

PETTENGELLS
ESTATE AGENTS