



*1, Leigh Road, New Milton, BH25 5JY*

*£525,000*

**Mitchells**  
1963 — TODAY



*1 Leigh Road  
New Milton  
Hampshire  
BH25 5JY*

An attractive older style detached bungalow built in the 1950s and situated on a private corner plot on a peaceful yet central location within easy walking distance of the mainline railway and New Milton town centre. Other features of the bungalow include a lovely triple aspect sitting/dining room, two single garages, useful utility room, a large loft space, good decorative order throughout and excellent scope for loft conversion, extension, etc.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Utility Room
- Three Bedrooms
- Shower Room
- Cloakroom
- Landscaped Gardens
- Driveway
- Two Single Garages



## The Property

Entrance hall with Parquet flooring and airing cupboard.

Impressive sitting/dining room with an attractive brick fireplace and UPVC double glazed casement door onto the garden.

Bright and airy kitchen with a good range of wall and base units with marble effect worktop and space for washing machine, cooker and tall fridge freezer.

Useful separate utility room with tiled flooring, UPVC double glazed door to outside.

Three good sized bedrooms all with built in wardrobes.

Fully tiled shower room with a large walk in shower cubicle and adjoining separate cloak room. Both fitted with modern white suites.

Original Mahogany Parquet flooring

UPVC double glazing and guttering

Gas Fired Central Heating

Excellent scope for a loft conversion (STPP)





## *Gardens & Grounds*

The property sits on a private corner plot with the garden extending to three sides, two of which are mainly laid to lawn with colourful and mature borders, high level hedging provides a good degree of privacy. The third area of garden to the rear has recently been landscaped and enjoys a good degree of privacy, faces a sunny westerly direction and is mainly laid to textured paved patio with decorative brick edging, shingle with raised colourful shrub borders.

There are two single garages, both with up and over doors and useful gardeners WC.

## *Services*

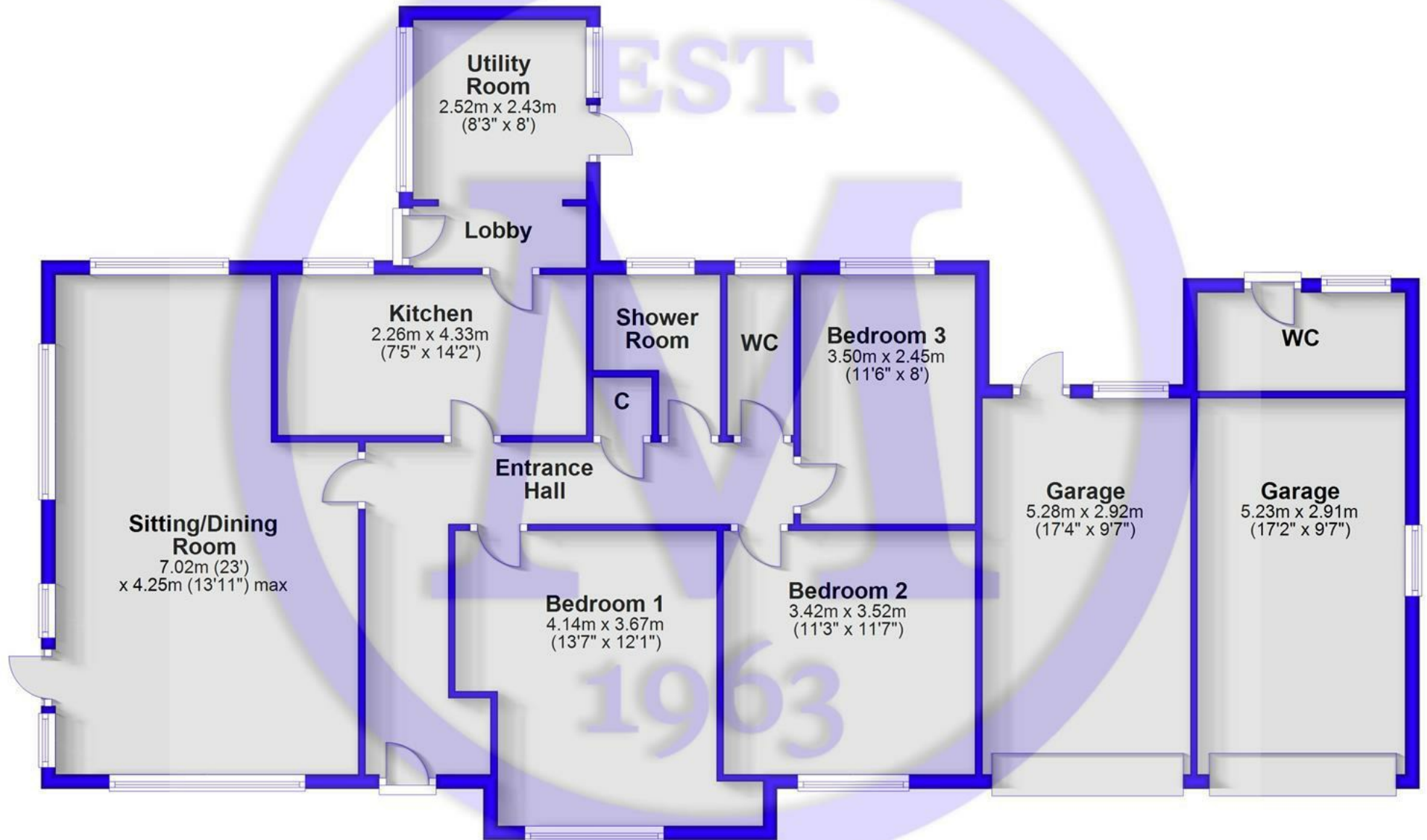
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating: E

## Ground Floor

Approx. 99.3 sq. metres (1069.3 sq. feet)



Total area: approx. 99.3 sq. metres (1069.3 sq. feet)



## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.



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