



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

*£499,950*

**Mitchells**  
1963 — TODAY







*33 Leigh Road  
New Milton  
Hampshire  
BH25 5JY*

A deceptively spacious, older style three bedroom, two reception room detached bungalow situated in a peaceful yet convenient location, within easy walking distance of New Milton town centre and the mainline railway station, and with picturesque Ballard Lake and a lovely walk across the fields on the doorstep. Other features of the bungalow include a good sized mature plot with a sunny south-westerly rear aspect, a kitchen/breakfast room, and the property is offered with no forward chain.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Private Gardens



## *The Property*

Entrance hall with a UPVC double glazed front door, trap to the roof space, and an airing cupboard.

Sitting room with a feature timber fireplace with a stone backing and hearth, sliding doors onto the patio, and a private outlook over the rear garden.

Good sized separate dining room with an outlook to the side.

Kitchen/breakfast room fitted with an excellent range of timber effect wall and base units with a marble effect worktop and an inset one and a half bowl sink unit with a mixer tap over, integrated five burner gas hob, double electric oven, and dishwasher, space for a washing machine, fridge, and separate freezer, tile effect flooring, a double aspect, ample room for a kitchen table, and a UPVC double glazed door to outside.

Three good sized bedrooms, two with built-in wardrobes, and one with a feature UPVC double glazed bay window.

Bathroom fitted with a white suite comprising a panel bath with a mixer tap, shower attachment, and glass shower screen, wash basin, WC, extractor fan, and timber effect flooring.







## *Gardens & Grounds*

The property sits on a lovely mature plot with twin timber gates providing access to a shingle driveway, offering off road parking. The remainder of the front garden is laid mainly to lawn, with well stocked and colourful flower and shrub borders. A driveway leads to a detached garage with a pitched roof, up and over door, power, and light.

Adjoining the rear of the property is an area of paved patio leading to the lovely lawned rear garden, with well stocked and colourful borders providing a high degree of privacy and seclusion, along with a timber garden shed. The rear garden faces a sunny south-westerly direction.

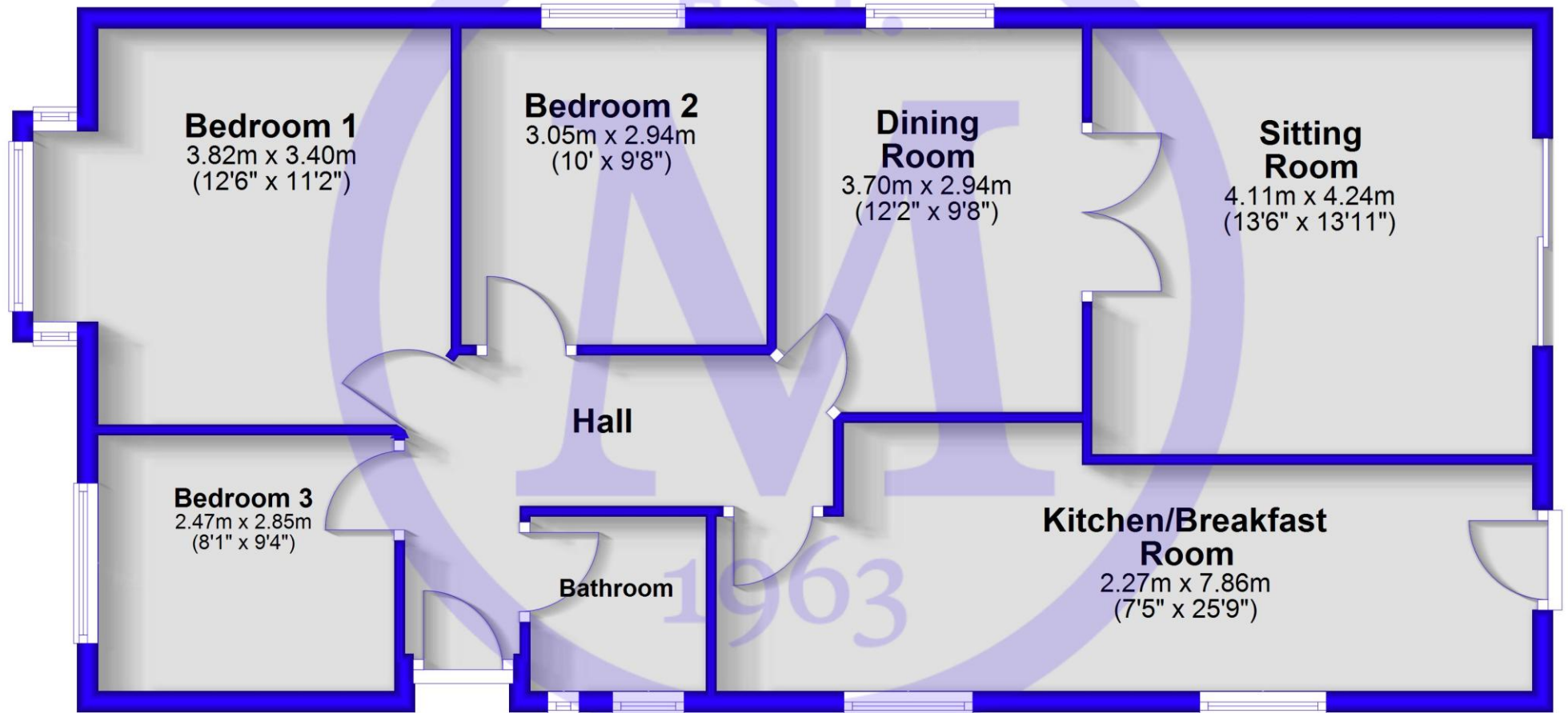


## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band
- Energy Performance Rating D

## Floor Plan

Approx. 88.9 sq. metres (957.0 sq. feet)



Total area: approx. 88.9 sq. metres (957.0 sq. feet)

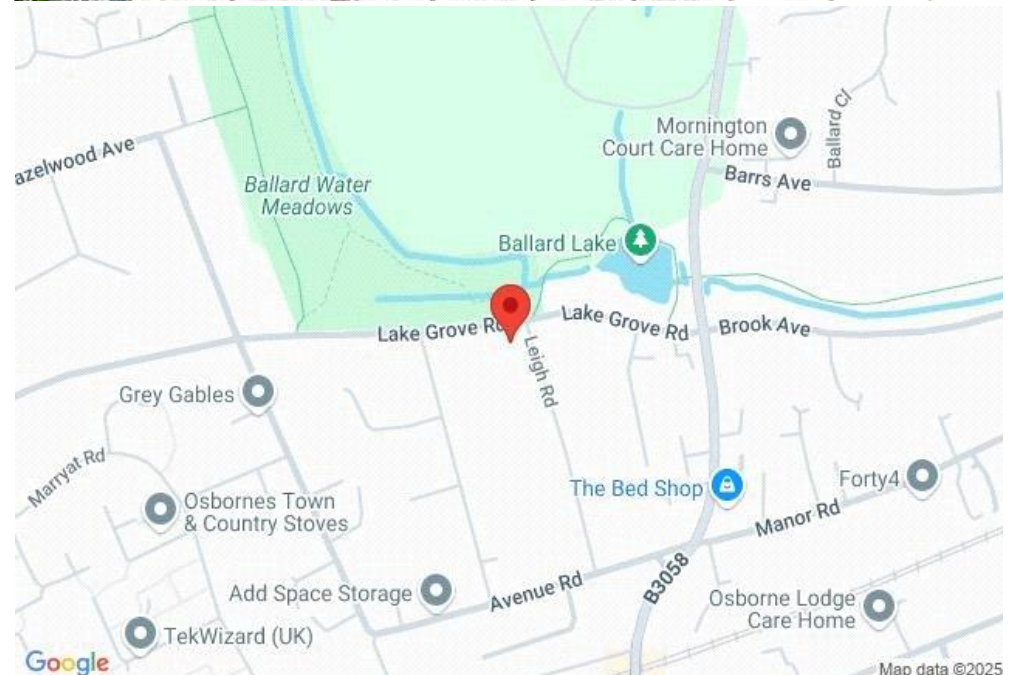


## Situation

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.

## Directions

From Mitchells turn left at the traffic lights and proceed over the railway bridge. Take the first turning left into Avenue Road and the first right into Leigh Road where the property will be found towards the end on the left hand side.







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