



9 Leigh Road, New Milton, BH25 5JY

£399,950

Mitchells
1963 — TODAY



*9 Leigh Road
New Milton
Hampshire
BH25 5JY*

A fantastic opportunity to purchase this two bedroom detached bungalow, located close to both Ballard Lake and New Milton town centre. The property offers scope for extensions and modernisation, subject to any necessary permissions. It is offered with no forward chain, and a viewing is highly recommended.

- Entrance Hall
- Sitting/Dining Room
- Two Double Bedrooms
- Kitchen
- Driveway
- Garage
- Carport
- Private & Secluded Rear Garden
- No Forward Chain



The Property

Entrance hall with a central heating thermostat, a useful storage cupboard, and a hatch to the loft space.

The sitting/dining room benefits from a bright double aspect, sliding doors leading out to the patio and rear garden, and a feature fireplace with a brick surround and tiled hearth.

The kitchen is fitted with wall and base units with a contrasting worktop, a modern electrical consumer unit, a walk-in larder, and a door leading to the rear lobby and driveway. Integrated appliances include a four-burner gas hob, an eye-level oven, and a stainless steel sink with drainer, along with space and plumbing for a washing machine and an undercounter fridge.

There are two spacious double bedrooms, with the master bedroom enjoying built-in wardrobes and views over the rear garden.





Gardens & Grounds

To the front of the property is a driveway accessed via two wrought iron gates, providing off-road parking for three to four vehicles and access to the carport and garage. The garage has an up and over door, a pitched tiled roof, power, and lighting. The remainder of the front garden is laid to lawn.

The rear garden is a particular feature of this property, with a bright westerly aspect and a large patio area. It is extremely private and secluded, with the rest of the garden laid to lawn and complemented by mature planting.

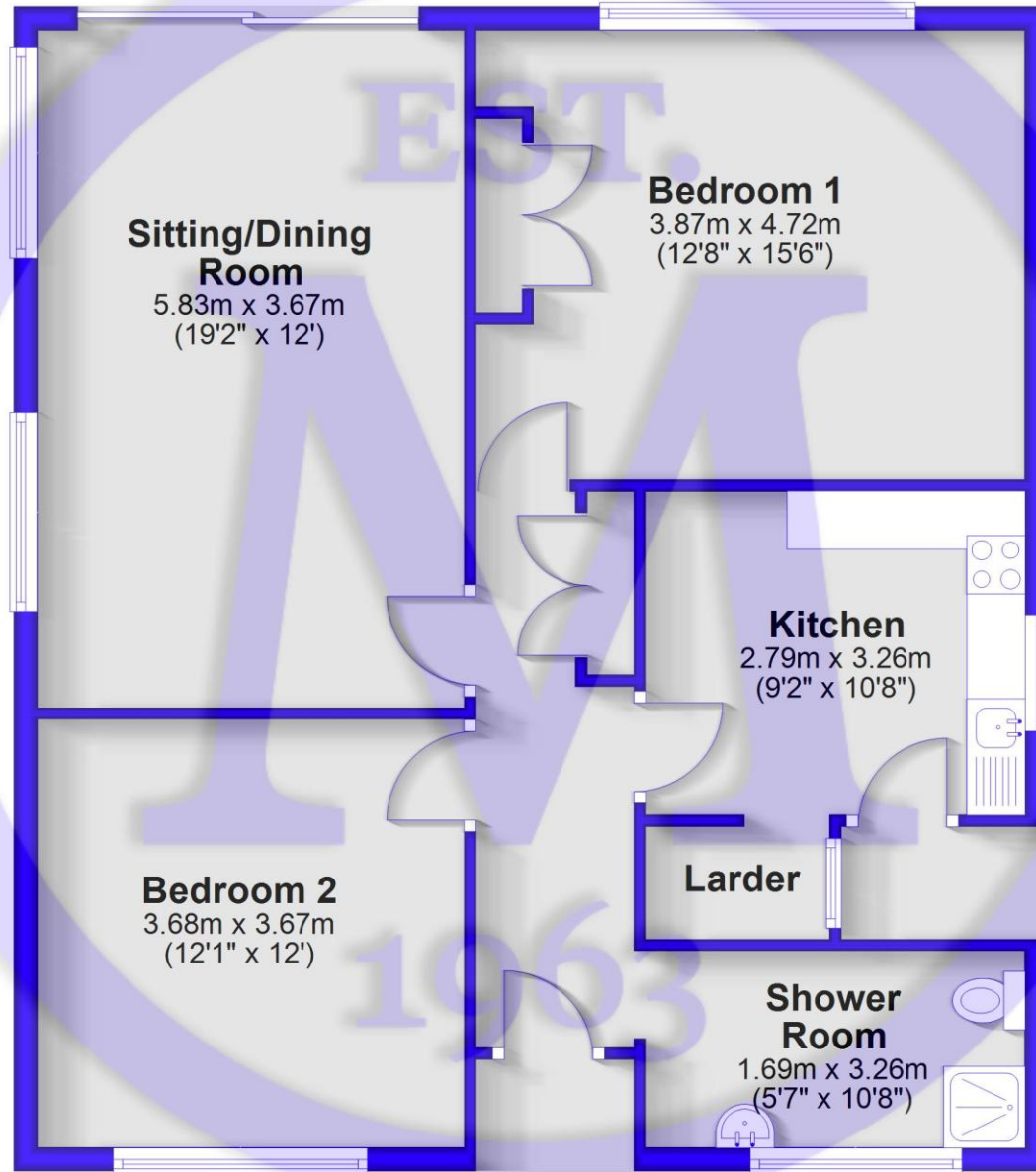


Services

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

Floor Plan

Approx. 81.6 sq. metres (878.0 sq. feet)



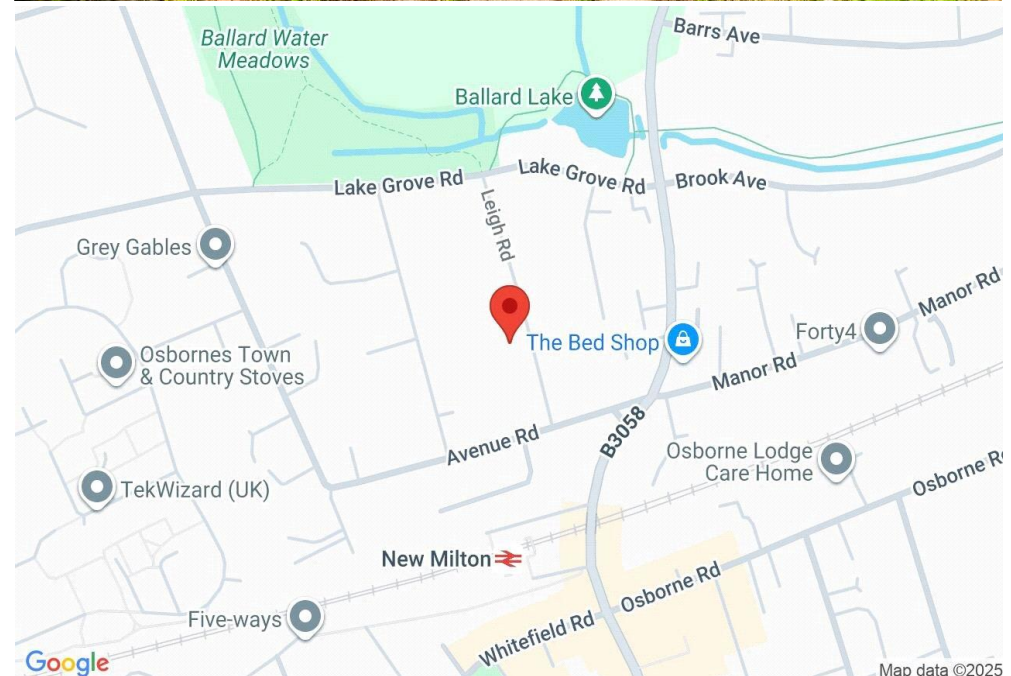
Total area: approx. 81.6 sq. metres (878.0 sq. feet)

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, then the first right into Leigh Road. The property will be found towards the end on the left hand side.





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