

62 Marley Avenue, New Milton, BH25 5LJ £470,000

Mitchells

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Due to circumstances beyond our control, our butler and maid have resigned.
Your cooperation is helping to keep this place clean will be greatly appreciated.

62 Marley Avenue
New Milton
Hampshire
BH25 5LJ

This highly deceptive three bedroom detached bungalow is ideally situated within walking distance of New Milton town centre and the mainline railway station, and just a stone's throw from the local shop. The property offers bright and versatile accommodation, with features including two generous double bedrooms, a kitchen/dining room, a modern shower room, a driveway, and a generous, secluded garden.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Driveway
- Single Garage
- Generous & Secluded Garden





The Property

Entrance porch with tiled flooring, useful coat hooks, and a glazed door leading through to the hall.

Entrance hall with a double coat cupboard, a hatch to the loft space, a central heating thermostat, central heating controls, and an airing cupboard housing the hot water cylinder with slatted shelves for storage.

The sitting room is a particular feature of this property, offering a bright double aspect, a feature open fire with a brick hearth and surround, double casement doors leading out to the garden, and a TV aerial point.

Kitchen/dining room fitted with a range of cream shaker style wall and base units with a contrasting timber effect worktop, a stainless steel one and a half bowl sink with mixer tap and drainer, a four burner gas hob with tiled splashback, an extractor fan, and an under counter oven. There is a cupboard housing the floor standing boiler, and a UPVC door leads out to the rear garden. Built-in appliances include a tall stand up fridge/freezer and a washing machine.

Bathroom is a generous room, with a suite comprising a panelled bath with mixer tap and hand held shower attachment, an independent corner shower with electric Mira shower fittings, a WC, a wash hand basin with storage beneath, a mirror fronted medicine cabinet, part tiled walls, and a heated towel rail.

Master bedroom is a particularly spacious double with a bright double aspect, built-in wardrobes, and is situated at the front of the property.

Bedroom two is a lovely double bedroom.

Bedroom three is a large single room or would make an ideal home office.

















Gardens & Grounds

To the front of the property, there is a tarmac driveway providing off road parking for five to six vehicles, accessed via timber gates, low level closeboard fencing, and mature, colourful borders.

The driveway gives access to the single garage with an up and over door, and a gate provides access to the rear garden.

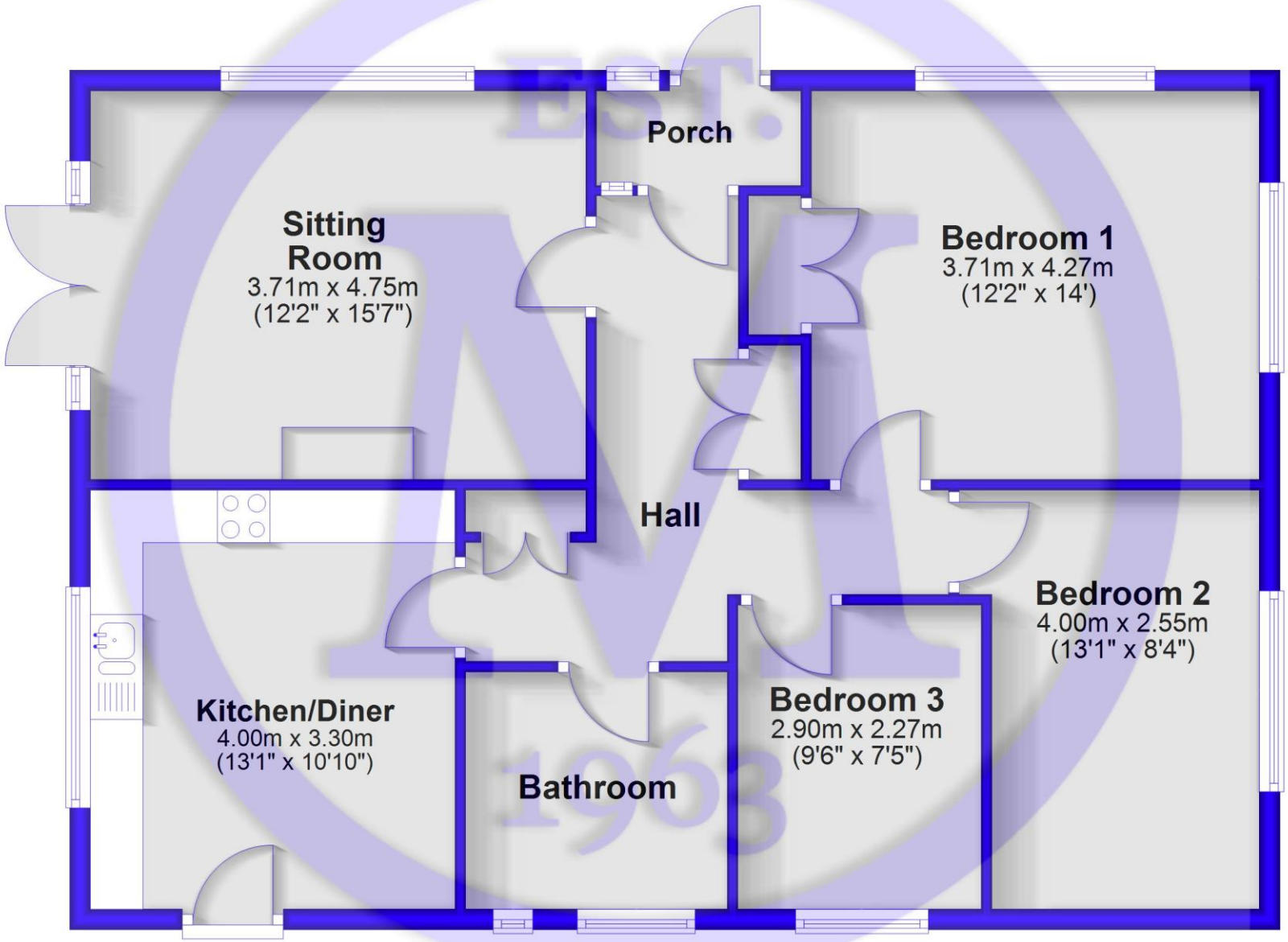
The rear garden is particularly spacious, featuring a generous patio area, a large lawn with mature and colourful borders, and high level fencing and hedging, making it extremely private and secluded.

The property offers ample space for extending, if required, subject to any necessary permissions.

Services

Floor Plan

Approx. 86.3 sq. metres (929.4 sq. feet)

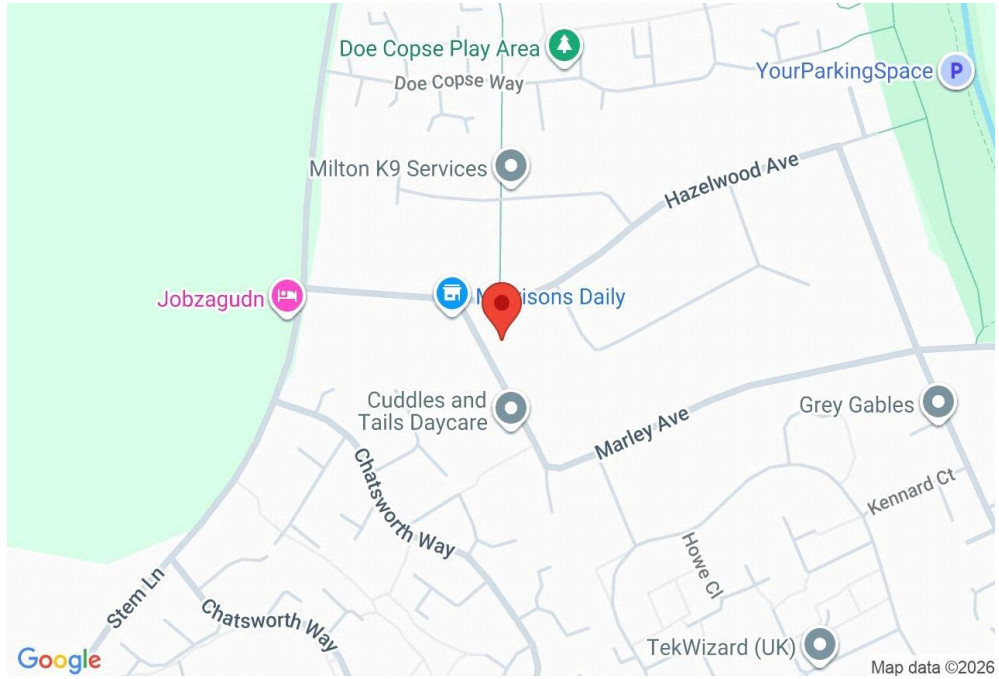


Total area: approx. 86.3 sq. metres (929.4 sq. feet)

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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