



*1 Durland Close, New Milton, BH25 6NJ*

*£385,000*

**Mitchells**  
1963 — TODAY



*1 Durland Close  
New Milton  
Hampshire  
BH25 6NJ*

A well positioned, two bedroom detached bungalow in need of modernisation and refurbishment, set on a private corner plot. The property offers excellent scope for extension, subject to any necessary permissions. Other features include a good sized, triple aspect sitting/dining room, a peaceful location within easy walking distance of New Milton town centre, and the bungalow is offered with no onward chain.

- Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Cloakroom
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance porch with a UPVC double glazed front door and tiled flooring.

Good sized entrance hall with a trap to the roof space and a double airing cupboard.

Triple aspect sitting/dining room with a tiled fireplace, a glazed door to the rear garden, and a private outlook over the garden.

Kitchen fitted with a range of timber units, a stone effect worktop, and an inset sink unit. There is space for a cooker, washing machine, and tall fridge/freezer. The kitchen also has a glazed door to the outside, a wall mounted Potterton gas fired boiler, and a private outlook over the rear garden.

Two double bedrooms, one with a feature bay window to the front aspect, both benefiting from built-in wardrobes.

Bathroom comprising a panel bath with an independent Mira shower over, a wash basin, and part tiled walls.

Separate WC.





## *Gardens & Grounds*

The property is situated on a private corner plot, with the front garden laid mainly to lawn, extending along the side of the bungalow. Mature hedging provides privacy from the road.

A driveway leads to a detached single garage.

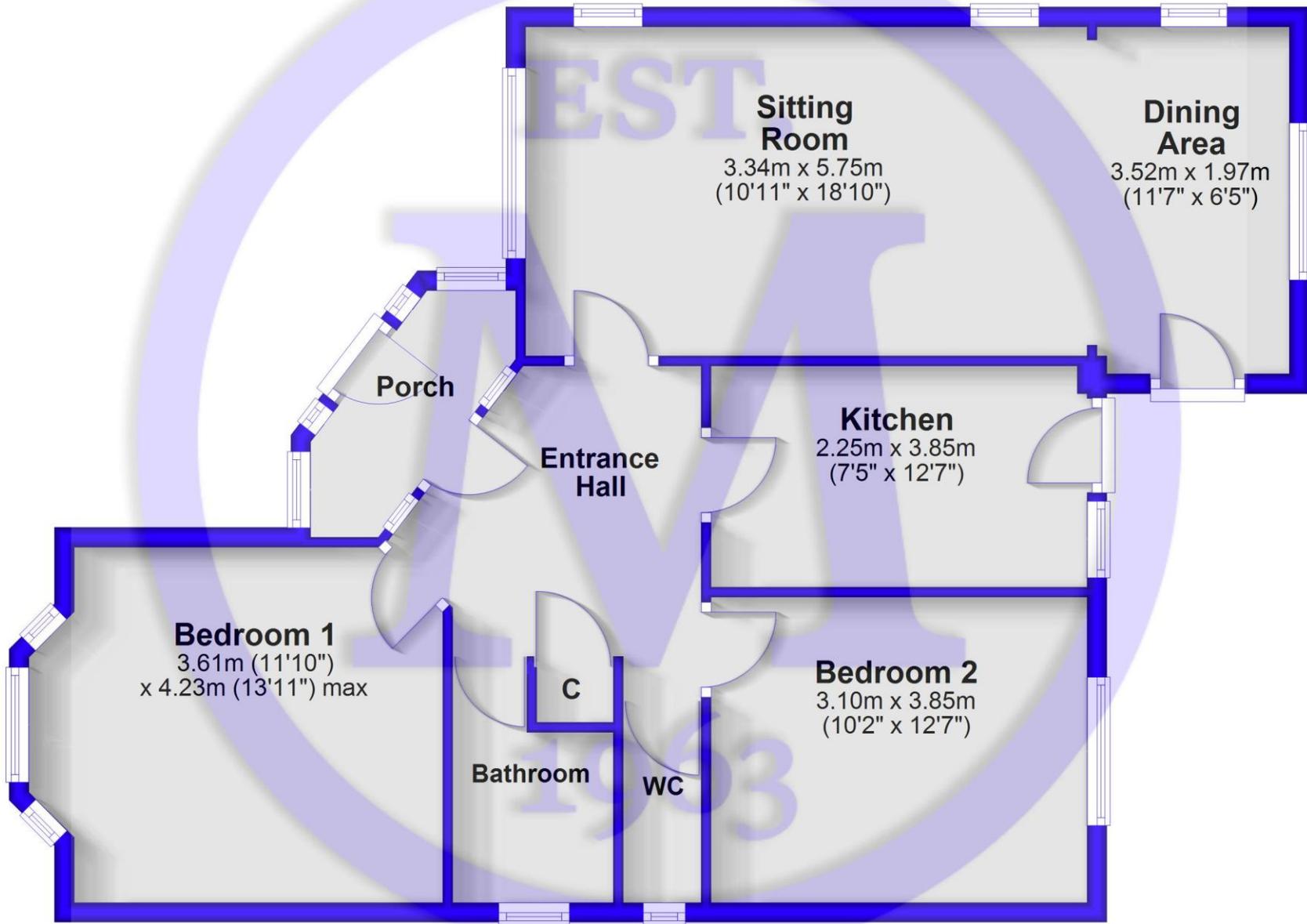
At the rear of the property, there is a paved patio area, with the remainder laid mainly to lawn. The garden enjoys a private aspect and includes a timber garden shed.

## *Services*

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

# Floor Plan

Approx. 80.7 sq. metres (869.0 sq. feet)



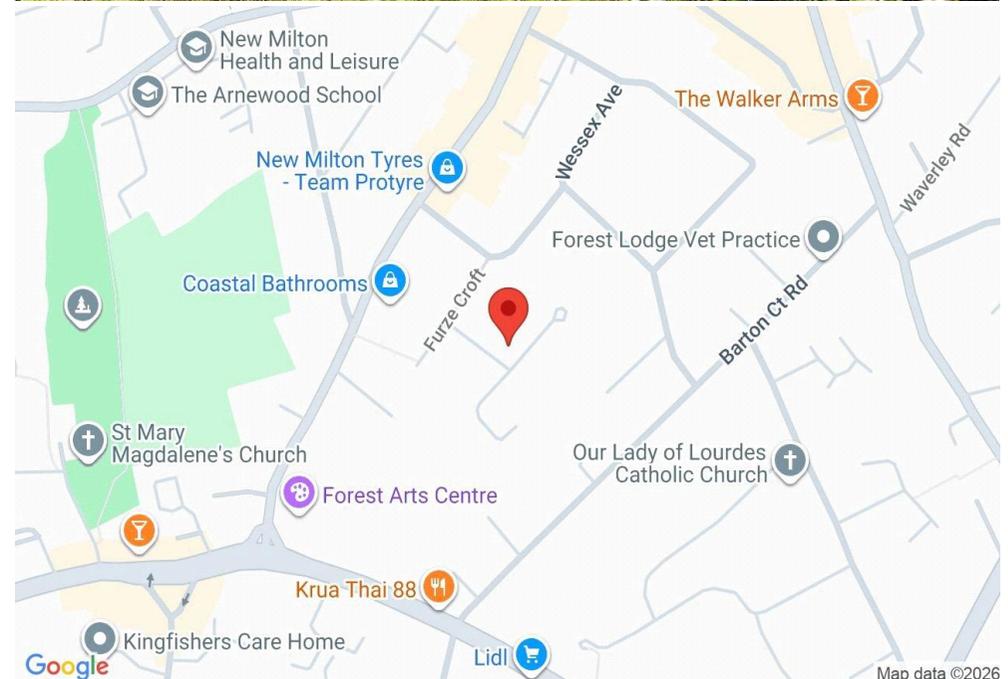
Total area: approx. 80.7 sq. metres (869.0 sq. feet)

## 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, proceed along Old Milton Road. At the roundabout, continue straight on Old Milton Road and take the second left into Furze Croft. Then, take the first right into Furze Croft and the first left into Durland Close, where the property will be found on the left hand side.





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