



PETTENGELLS
ESTATE AGENTS

14 Mendip Close, New Milton, Hampshire, BH25 6TY
Asking Price £535,000

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- Fine chalet bungalow
- Great location near town centre
- Chain free sale
- Impressive garden
- Drive & garage & extra parking to side
- Ground floor bedroom & ensuite
- Lovely living room
- Appealing kitchen/diner
- First floor bathroom
- Two large first floor bedrooms





OFFERED AS A 'CHAIN-FREE', SALE THIS IMPRESSIVE THREE BEDROOM DETACHED CHALET STYLE BUNGALOW, WALKING DISTANCE OF TOWN CENTRE.

Accommodation: There is a porch and then a welcoming entrance hall. There is a ground floor bedroom with ensuite shower room. The living room overlooks the rear garden. An impressive kitchen/dining room also houses the modern gas boiler. There is a downstairs cloakroom. Upstairs the first floor landing has space perhaps for a desk. There are two large bedrooms with fitted wardrobes and a bathroom.

Outside: To the front the house is an area of lawned garden, the drive gives off road parking and there is a garage measuring 6.5m x 2.74m with electric door to front and utility area at the rear. This house does also have a benefit of gates to the side giving additional parking potentially for a boat/caravan and the rear garden itself has lawned area as well as paving and a summer house. There is a pleasant tree-lined backdrop behind.

EPC: D, Council tax band: E, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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