



PETTENGELLS
ESTATE AGENTS

1 Merlewood Court, Lyon Avenue, New Milton, Hampshire, BH25 6AP
Asking Price £645,000

1 Merlewood Court, Lyon Avenue, New Milton,
Hampshire, BH25 6AP

- Four double bedroom detached chalet bungalow
- Three reception rooms including conservatory
- Ground floor shower room
- First floor bathroom
- Well equipped kitchen/breakfast room
- Separate utility room
- Double garage with electric door and car port
- Beautiful gardens wrapped around the whole property
- Convenient location close to New Milton Town Centre
- Chain free sale

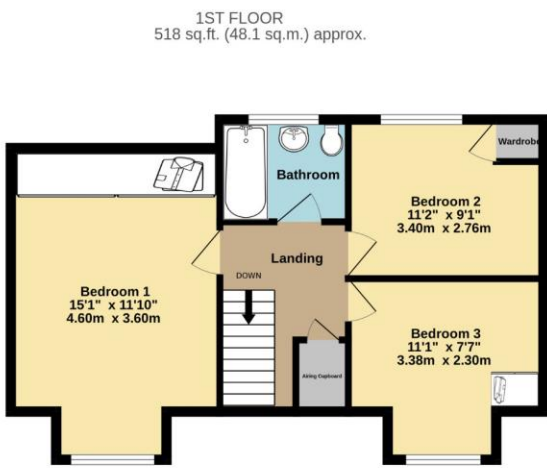
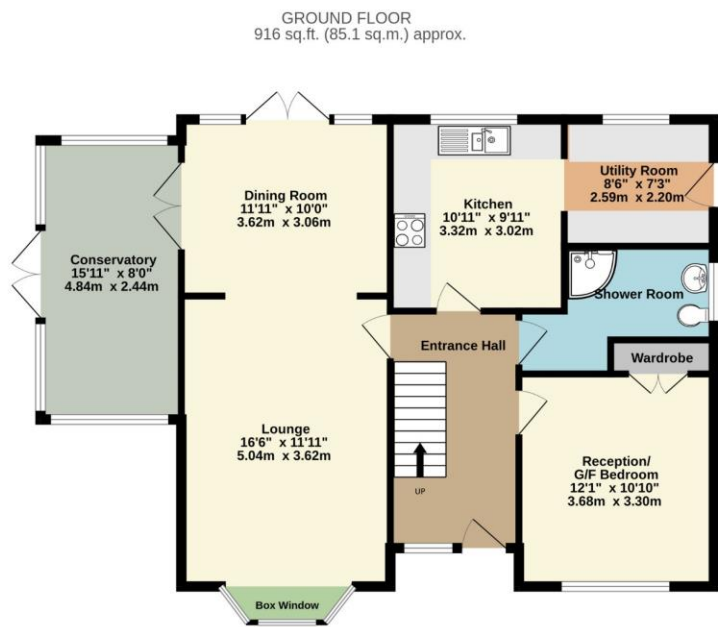




Accommodation: The front door opens into the spacious hallway with staircase leading to the first floor. The lounge to the front extends into the bay window and has a fire surround with the possibility to have an open fire or wood burner, this is then archwayed into the dining room with double doors opening onto the garden, and further door into the conservatory with delightful views over the whole garden. The fully fitted kitchen with window at the rear has views over the garden, with built in double oven and warming drawer, hob with extractor above, slimline dishwasher and room for a breakfast table. The utility room has a good range of full height storage, and houses the gas central heating boiler and has a door leading to the side. To compliment the ground floor accommodation there is a fourth bedroom or further reception room and a shower room. On the first floor you have three further double bedrooms with bedroom one having a compressive range of fitted wardrobes, and a main family bathroom.

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

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



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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.

Made with Metropix ©2026

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. 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.



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