

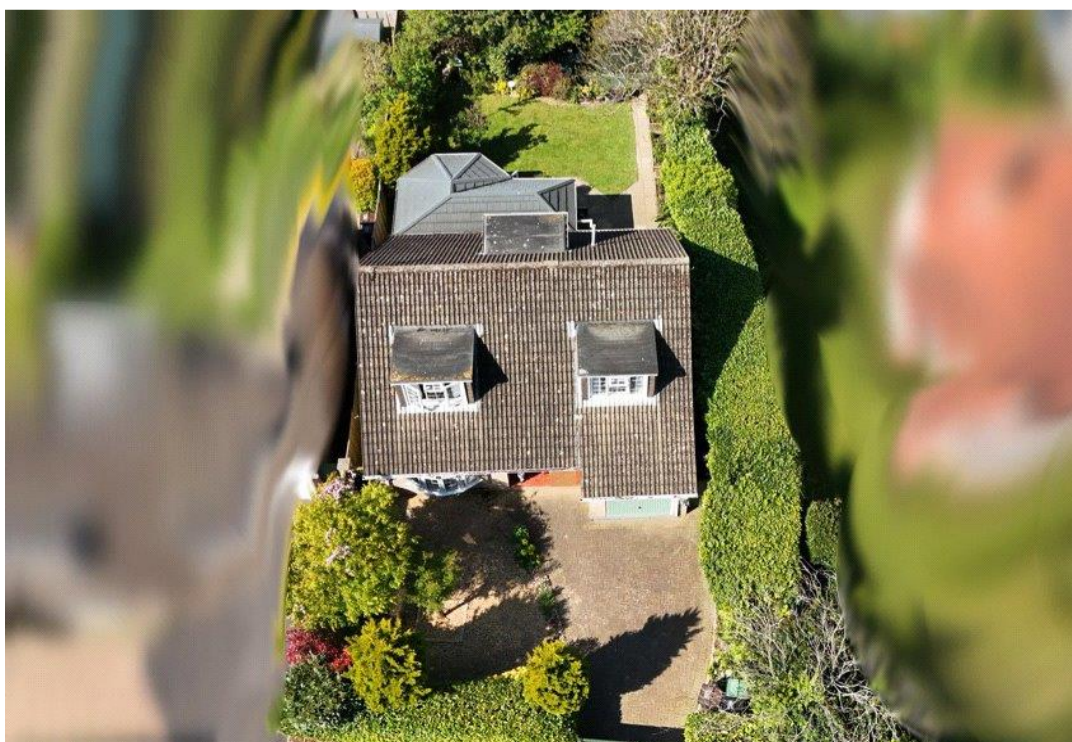


PETTENGELLS
ESTATE AGENTS

4 Merlewood Court, Lyon Avenue, New Milton, Hampshire, BH25 6AP
Asking Price £680,000

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

- Close to town centre on premier street
- Chain free, fully renovated home
- Private mature gardens front and rear
- Large sitting room with air-conditioning
- Separate dining or office area
- Modern open plan kitchen opening into large family room
- Ground floor double bedroom
- Ground floor shower room
- Garage with fitted washing machine, dryer & water softening system
- Two first floor double bedrooms
- Excellent storage throughout





WE ARE PLEASED TO OFFER THIS DELIGHTFUL THREE DOUBLE BEDROOM, TWO BATHROOM CHALET STYLE BUNGALOW, WHICH ALSO HAS EXTENSIVE LIVING ACCOMMODATION COMPRISING CURRENTLY A LOUNGE, STUDY AND FAMILY/DINING ROOM. THERE IS ALSO A MODERN KITCHEN AND WONDERFUL PRIVATE GARDENS.

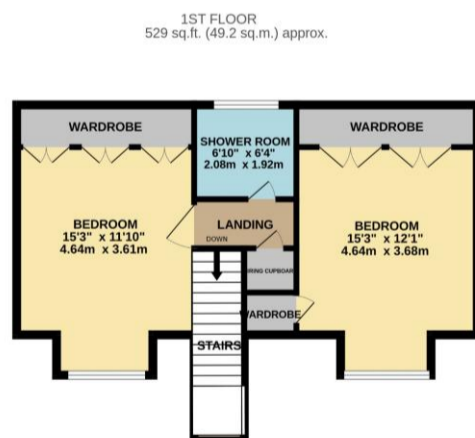
Accommodation: Welcoming entrance hall with built-in storage, staircase, leading into large sitting room with feature fireplace, air-conditioning unit and view of front garden. An archway leads into the original dining room (currently used as a study) with French doors leading into open plan family room with triple aspect windows overlooking the rear garden, and a fitted book case. Also opens into the modern kitchen with island and range of integrated appliances. There is a double bedroom overlooking the back garden and recently newly fitted shower room next to it. The first floor landing opens to two double bedrooms with built-in storage and bright shower room.

Outside: The front has a double timber gate opening to a mature garden and brick paved driveway, surrounded by hedges, as well as a timber gated entrance to the side of the property. The secluded south west facing rear garden is an attractive feature of the property with lawn, mature borders, paved patio and a shed.

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

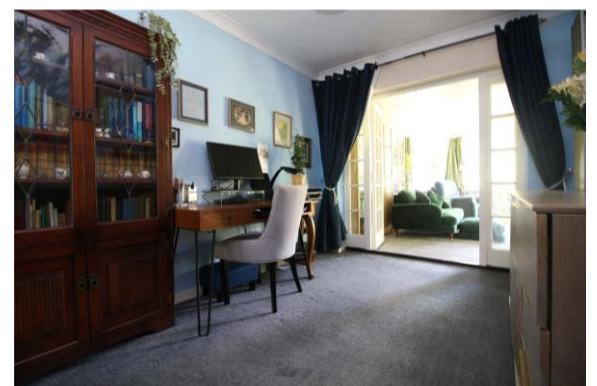
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TOTAL FLOOR AREA: 1610 sq.ft. (149.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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. 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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