



144A, Gore Road, New Milton, BH25 6SJ

OIEO £299,950

Mitchells
1963 — TODAY



*144A Gore Road
New Milton
Hampshire
BH25 6SJ*

A unique opportunity to purchase this two bedroom detached bungalow of block and timber construction situated walking distance of New Milton town centre and local schools. The property offers bright and spacious accommodation with features including a high specification kitchen and bathroom, generous master bedroom, off road parking private and secluded south facing garden.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Walk In Wardrobe
- Family Bathroom
- Garden Chalet or Home Office



The Property

Entrance Hall with UPVC front door, storage cupboard

The kitchen/breakfast room has been beautifully finished with a fantastic range of solid wood wall and base units with contrasting granite worktop, tiled splashback, cupboard housing pressurised water cylinder and integrated appliances include range style cooker with extractor fan over, washing machine, stainless steel one and a half bowl sink with mixer tap over and drainer, space and plumbing for american style fridge/freezer, breakfast bar and space for a four to six seater table and chairs.

The sitting room is a particular feature of this property. It is a spacious room with a bright southerly aspect, double casement doors lead out to the patio and garden, there is ample space for L shaped sofa or three piece suite and table and chairs if required, TV aerial point, carpeted flooring and feature wood burning stove with brick hearth.

The family bathroom is an outstanding room and beautifully finished with rolltop bath with mixer tap over, independent corner shower cubicle with sliding glass shower door and electric shower attachment, pedestal wash hand basin, with tiled splashback, WC, tiled effect flooring and UPVC double glazed window.

Bedroom two makes an ideal single bedroom or small double with space for bed, bedside cabinet and wardrobe.

The master bedroom is an extremely spacious room with ample space for king sized bed and bedside cabinet, enjoys an outlook over the front garden and enjoys a walk in wardrobe with built in shelving and storage.





Gardens & Grounds

To the front of the property are twin double gates giving access to off road parking and an area of patio making an ideal area for outside entertaining. The garden is surrounded by high level fencing making it extremely private and secluded.

The garden chalet has a pitched roof, power and lighting, a work bench, shelving, and is currently being used for storage but would make an ideal home office or gym.

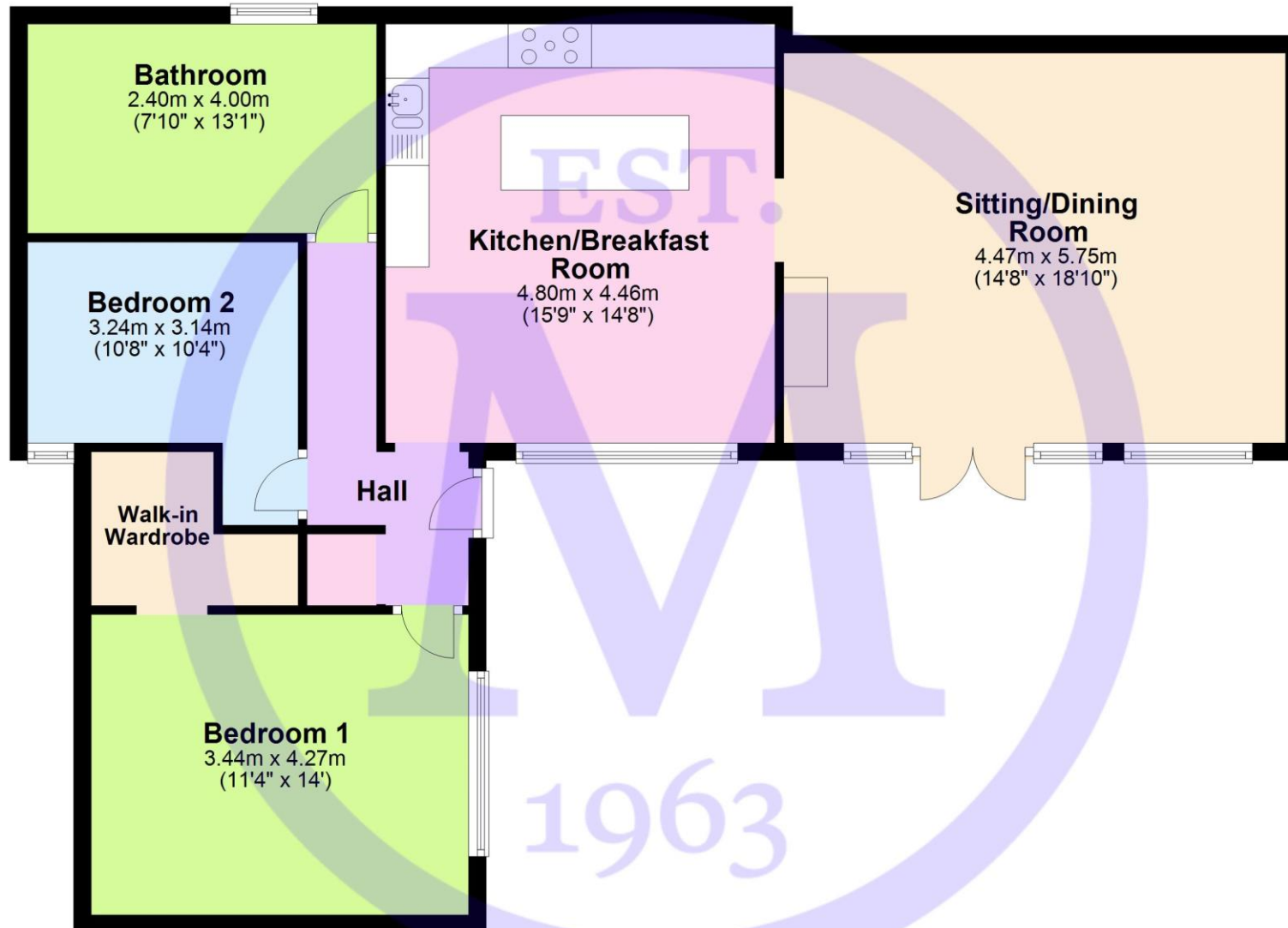
The property is accessed by double electric gates.

Services

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

Floor Plan

Approx. 90.8 sq. metres (977.1 sq. feet)



Total area: approx. 90.8 sq. metres (977.1 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'

Plan produced using PlanUp.

144a Gore Road, New Milton

Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells proceed along Old Milton Road, at the roundabout continue straight across turning immediately right into Gore Road. After approximately half a mile the property will be found on your right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

