



*27A Albert Road, New Milton, BH25 6SP*

£550,000

**Mitchells**  
1963 — TODAY





*27A Albert Road  
New Milton  
Hampshire  
BH25 6SP*

A great opportunity to purchase an individual brand new detached three bedroom bungalow built by highly regarded local developer Peter Bulkley set on a good sized landscaped plot with a private driveway accessed via electronic gates and the property is now available for immediate occupation. This high quality bungalow benefits from an air source heat pump, underfloor heating, a superb large kitchen/dining room, an en-suite shower room to the master bedroom, easy walking distance of the town centre and an internal viewing is strongly recommended to fully appreciate both the size and quality of the property.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- En-Suite Shower Room
- Off-Road Parking
- Landscaped Gardens



## The Property

Entrance hall with UPVC double glazed front door, security controls, recess ceiling spotlights, timber effect flooring, airing cupboard and trap to the roof space

Lovely sitting room with attractive timber effect flooring, bi-fold doors onto the patio and a lovely outlook over the rear garden

Superb kitchen/dining room fitted with an excellent range of high quality wall and base units with soft closing drawers and doors with a contrasting timber effect worktop with an inset one and a half bowl sink unit with mixer tap over, integrated appliances include a dishwasher, washing machine, touch control hob, extractor fan, double oven, fridge and separate freezer along with under cupboard lighting, casement doors onto the patio, recess ceiling spotlights, attractive timber flooring and ample room for dining table

Three good sized bedrooms with the master bedroom benefitting from a luxury en-suite shower room fitted with a white suite comprising a fully tiled shower cubicle with a thermostatic controlled shower, wash basin with storage beneath, WC, chrome ladder style heated towel rail, timber effect flooring, recess ceiling spotlights and extractor fan

Main bathroom fitted with a high quality white suite comprising a panel bath with a mixer tap and shower attachment over and folding glass shower screen, wash basin with storage beneath, WC, timber effect flooring, chrome ladder style heated towel rail, recess ceiling spotlights and an extractor fan







## *Gardens & Grounds*

The property is accessed via twin electronic timber gates to a private shingle driveway which continues across the front of the property providing good off-road parking.

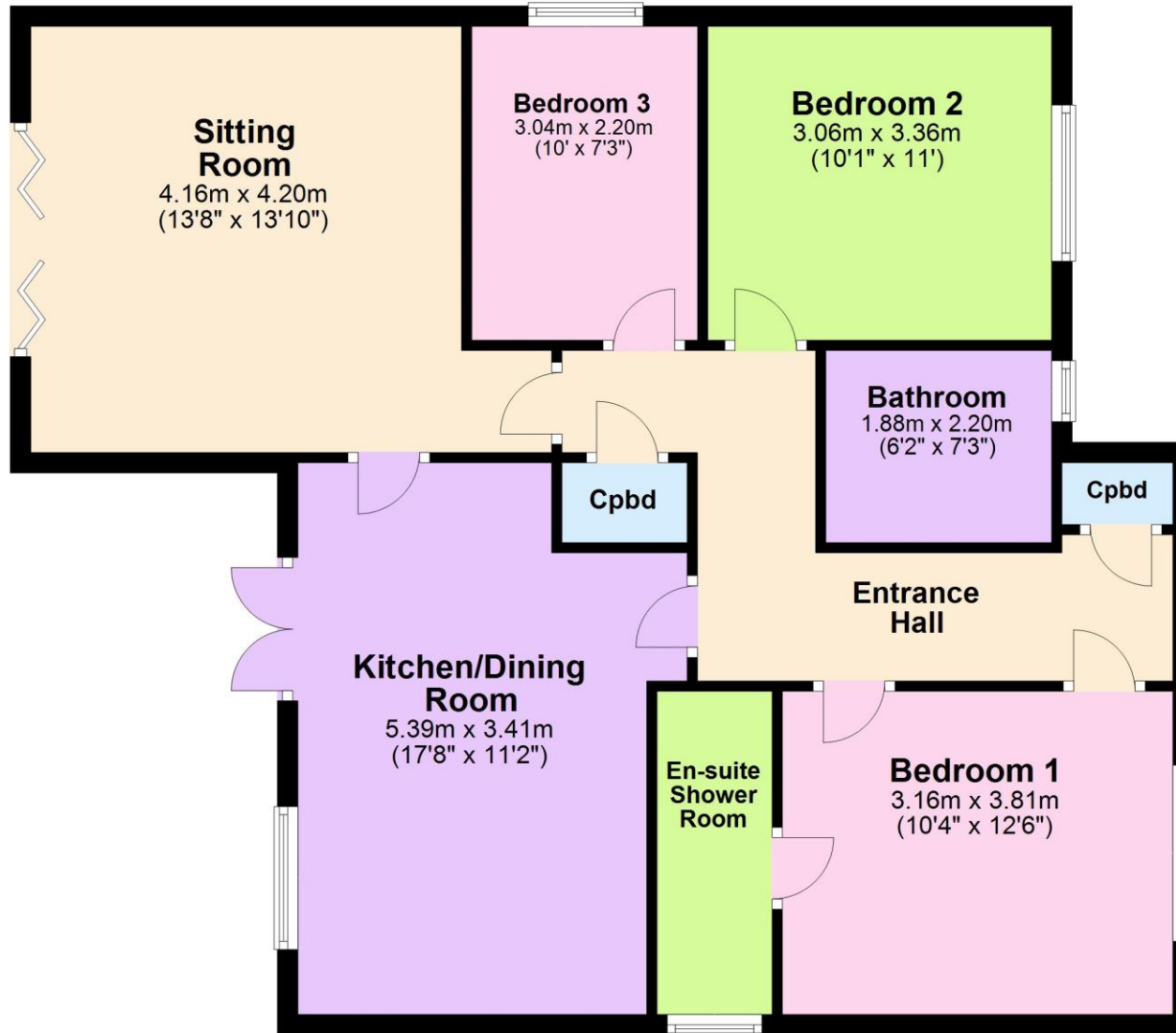
The rear garden is a particular feature of the property having a good sized area of Indian sandstone patio with a low brick retaining wall and steps up to a good sized area of lawn and mature trees provide privacy.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band TBC
- Energy Performance Rating TBC

## Floor Plan

Approx. 88.3 sq. metres (950.2 sq. feet)



Total area: approx. 88.3 sq. metres (950.2 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.

## 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 and take the first turning right into Gore Road. Take the third turning right into Albert Road, as the road bears to the right timber gates providing access to 27A will be found on the left hand side.







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