



*1 Aysha Close, New Milton, BH25 5PQ*

£299,950

**Mitchells**  
1963 — TODAY



*1 Aysa Close  
New Milton  
Hampshire  
BH25 5PQ*

This three bedroom end of terrace house is ideally situated a short walk of New Milton town centre and local supermarkets and is offered with vacant possession. Features of this property include a spacious sitting/dining room, a generous master bedroom, a south facing garden and a garage in nearby block.

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Landing
- Three Bedrooms
- Family Bathroom
- Sunny & Secluded South Facing Garden
- Garage



## The Property

Entrance hall with laminate style flooring, double coats cupboard housing the electrical consumer unit, UPVC window, electric heating and stairs to first-floor landing.

The kitchen is fitted with a range of cream shaker style wall and base units with a contrasting timber effect worktop, has an attractive bay window to the front, stainless steel sink and drainer and space and plumbing for a washing machine, tumble dryer and freestanding cooker. There is a built-in extractor fan and a stainless steel splash back.

The sitting room is a fantastic size with a useful understairs storage cupboard, fireplace with tiled hearth for an electric fire, TV aerial point, UPVC window, double storage cupboard with shelving which would make an ideal study area and double casement doors lead out to the patio and sunny south facing garden.

On the first floor landing is a hatch to the loft space and an airing cupboard housing the hot water cylinder.

The master bedroom is a fantastic double bedroom with built in wardrobes, ample space for double bed and bedside cabinets, electric heating and a UPVC window giving a view over the south-facing garden.

Bedroom two and three are both situated at the front of the property and both would make ideal children's bedrooms or bedroom three would make a lovely home office, if required.

The family bathroom has a white suite comprising a pedestal wash hand basin with a tiled splash back and built-in mirror, a panel bath with mixer tap over and shower attachment, shower curtain, WC, light with shaver point and extractor fan.





## *Gardens & Grounds*

To the front of the property is an area of casual parking and a garage block with pitched tiled roof and up and over door.

To the rear of the property is a sunny south facing garden with high level fencing making the garden extremely private and secluded, rear gate for access, large patio area, storage shed with the rest of the garden laid to lawn for ease of maintenance.

The property is offered with vacant possession and must be viewed to be fully appreciated.

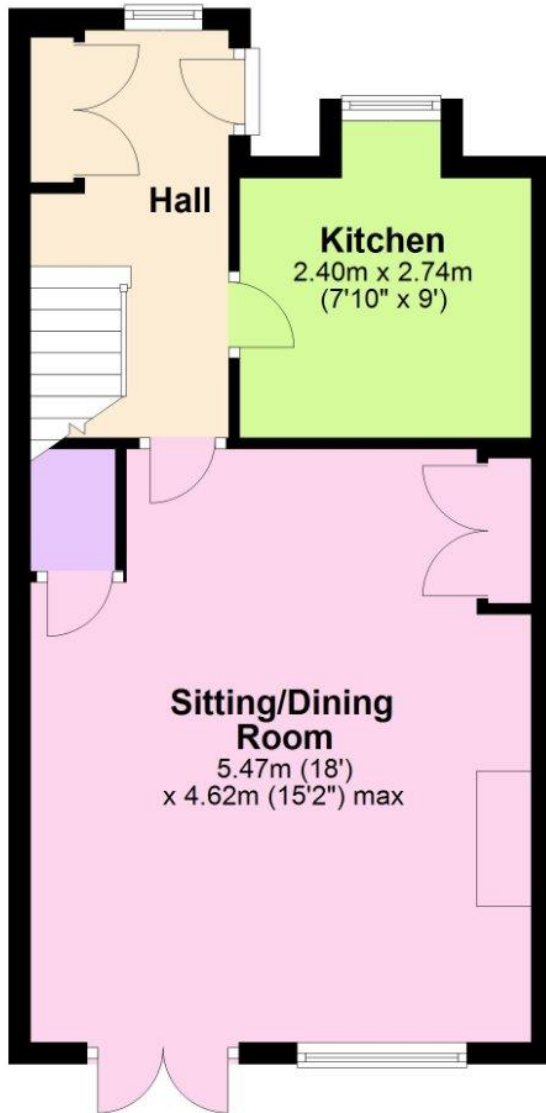
## *Services*

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



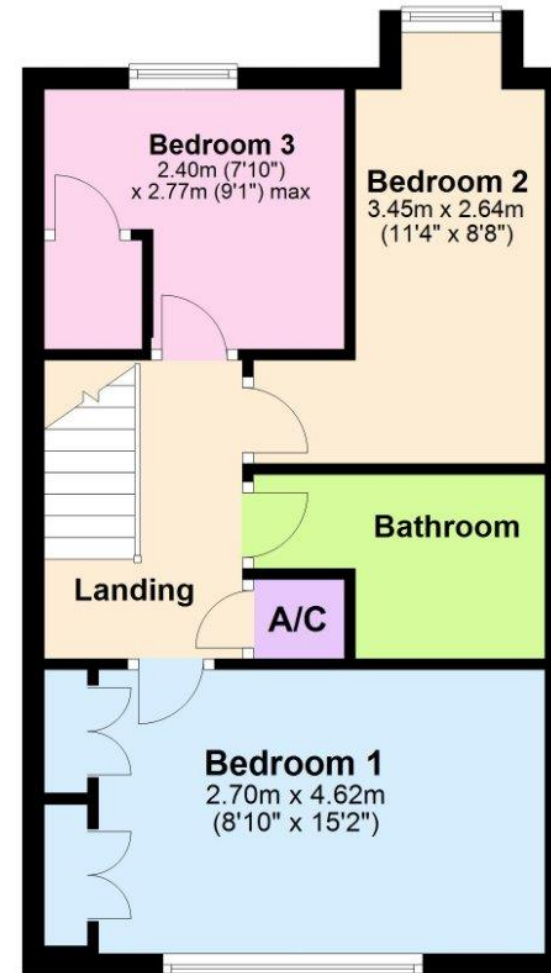
## Ground Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



## First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Total area: approx. 77.4 sq. metres (833.6 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.'

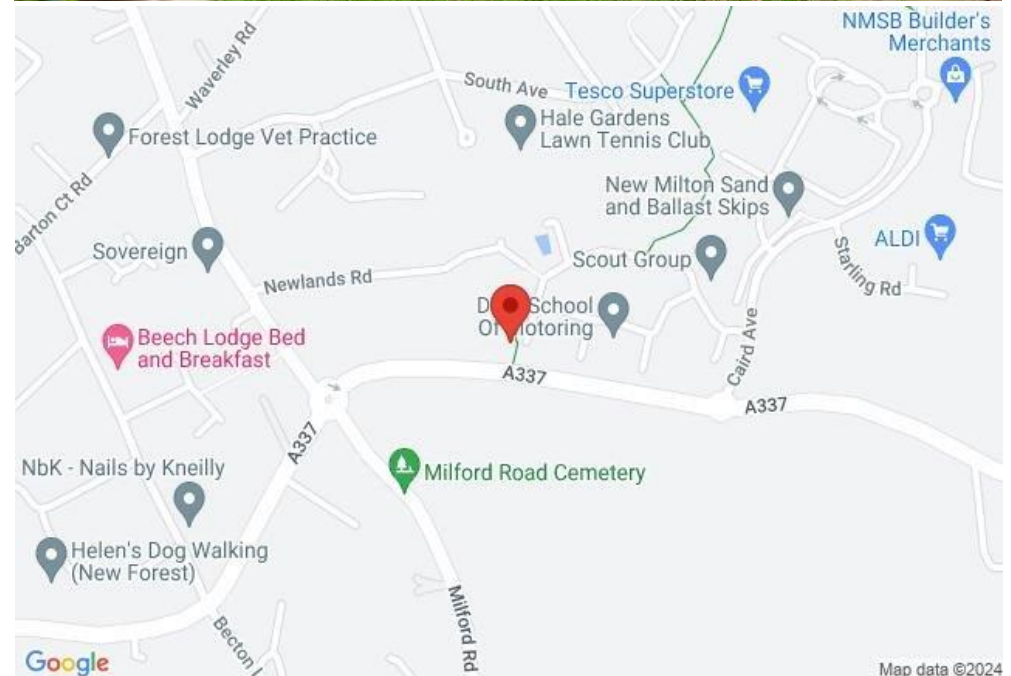
Plan produced using PlanUp.

## 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 turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Christchurch Road. At the next roundabout turn left and immediately left into Ashington Park. Follow the road round to the left, and take the third turning on the left into Aysha Close where the property will be found on your left hand side.





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