



42 Brownsea Close, New Milton, BH25 5UG

£340,000

Mitchells
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*42 Brownsea Close
New Milton
Hampshire
BH25 5UG*

This beautifully presented and highly deceptive family home is ideally situated in this quiet cul de sac within walking distance of the local school and mainline train station. The property offers bright and modern accommodation with features including spacious sitting room, separate dining room, conservatory, two double bedrooms and adjoining garage.

- Entrance Hall
- Ground floor Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Garage
- Parking
- Beautifully Landscaped and Secluded Gardens



The Property

Entrance hall with useful coat hooks and access through to the ground floor cloakroom

Ground floor cloakroom has a modern suite comprising of WC, wall hung wash hand basin, tiled splashback, further coat hooks, radiator and UPVC double glazed window.

Spacious sitting Room with understairs storage cupboard, stairs to first floor landing, two UPVC double glazed windows, feature fireplace and archway leading to the dining room.

The dining room is situated at the rear of the property with two UPVC double glazed window enjoying an outlook over the rear garden and doorway leading to the kitchen.

Kitchen is fitted with a range of timber effect wall and base units with contrasting stone effect worktop, stainless steel one and a half bowl sink with mixer tap over and drainer, four burner gas hob with extractor fan over, under counter electric oven, tiled splash back and space and plumbing for a dishwasher and tall standing fridge/freezer.

The modern conservatory is constructed with floor to ceiling UPVC double glazed window, double glazed roof and double casement doors lead out to the patio and rear garden. There is a utility area with timber effect flooring, stone worktop, butler style sink with mixer tap over, useful storage cupboards and space and plumbing for under counter washing machine, fridge or tumble dryer.

First floor landing with hatch to roof space, airing cupboard housing the modern Worcester Bosch combination boiler and useful storage cupboard.

Bedroom one and two are both lovely sized double bedrooms with bedroom one enjoying views over the rear garden.

Bedroom three is an fantastic single bedroom which would be ideal for a home office and that is situated at the front of the property.

Family bathroom has been fully tiled and has a modern suite comprising of a panel bath with mixer tap over and handheld shower attachment, independent thermostatic shower and shower curtain, wash hand basin with mixer tap over and storage beneath, WC, Heated towel rail and UPVC double glazed window.





Gardens & Grounds

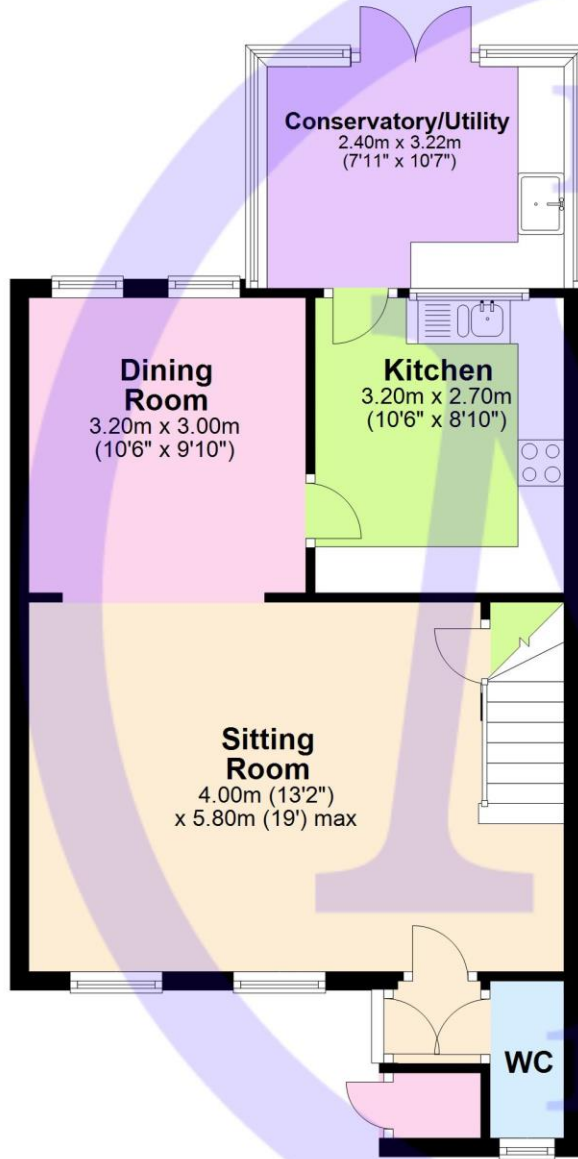
To the front of the property is an area of parking and to the rear of the property is a beautifully landscaped garden with patio, mature and colourful planting and pathway gives access to the garage with pitched tiled roof, rear door for access, window power and lighting.

Services

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

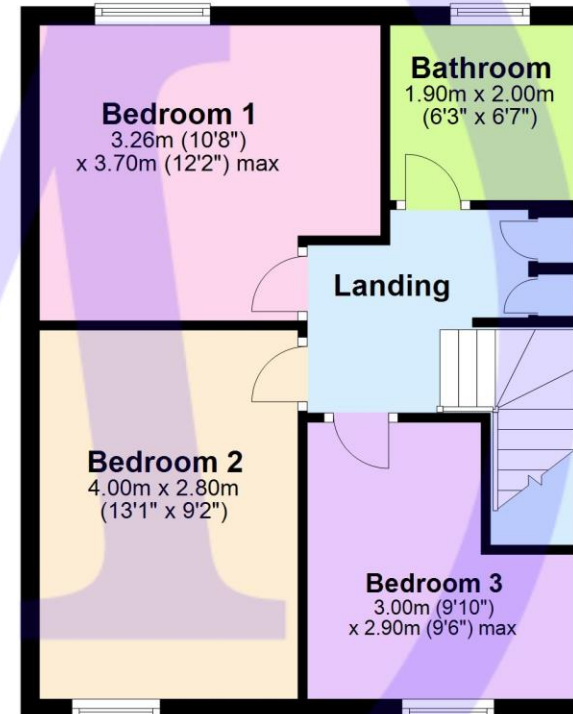
Ground Floor

Approx. 53.7 sq. metres (577.7 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.7 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.

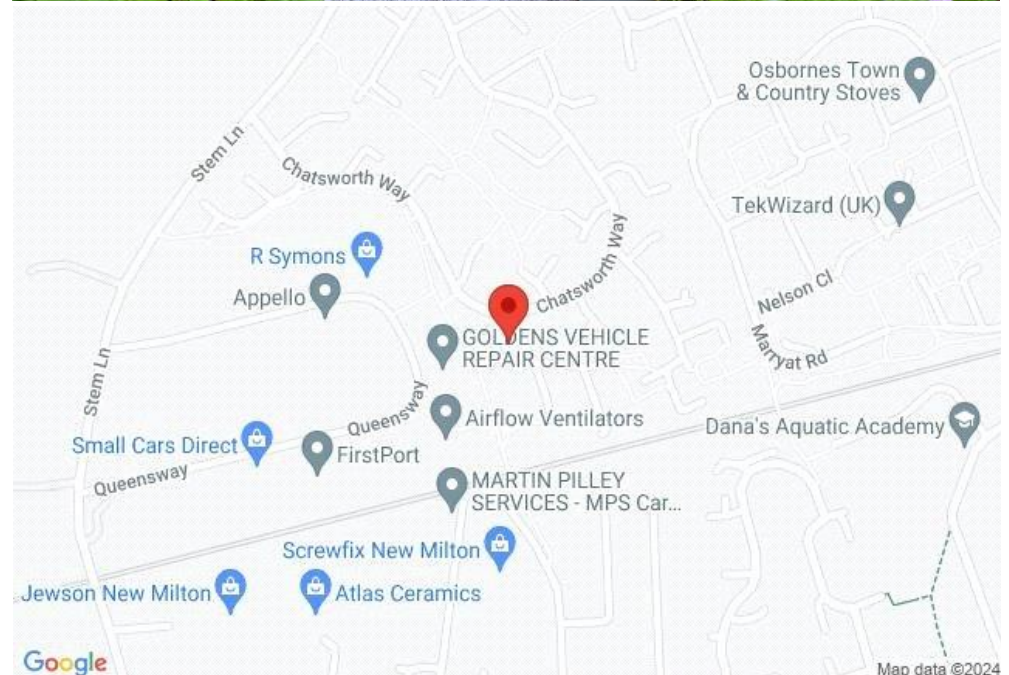
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Situation

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, across at the mini roundabout and take the first right into Gore Road. After approximately 1 mile turn right into Stem Lane, take the third right into Chatsworth Park, after a short distance turn right into Brownsea Close and take the first right hand turning where the property will be found on the right hand side.





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