



*2 Priory View, Christchurch Road, BH25 6QB*

*£339,950*

**Mitchells**  
1963 — TODAY





*2 Priory View  
Christchurch Road  
New Milton  
BH25 6QB*

A modern three double bedroom semi detached family house built by highly regarded local developer Solent Project and situated in a convenient location within easy reach of the town centre, mainline railway station and schools. The property has been well maintained throughout and other features include a superb large sitting/dining room, an ensuite shower room to the master bedroom, off road parking, built in wardrobes and a private south facing garden. VACANT POSSESSION

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Cloakroom
- Landing
- Three Double Bedrooms
- Bathroom
- Ensuite Shower Room
- Off Road Parking
- Private Gardens





## The Property

Entrance hall with glazed front door, stairs to the first floor, security controls and timber effect flooring.

Superb large double aspect sitting/dining room with recess ceiling spotlights, timber effect flooring and UPVC double glazed casement doors onto the rear garden.

Kitchen fitted with a range of lined oak wall and base units with a contrasting worktop and an inset one and a half bowl sink unit with mixer tap over, integrated electric oven, hob, extractor, fridge, freezer and dishwasher, tiled flooring, an outlook over the rear garden, part tiled walls, under cupboard lighting, recess ceiling spotlights, wall mounted gloworm gas fired boiler and a glazed door to outside.

Ground floor cloakroom fitted with a white suite.

Three double bedrooms all with built in wardrobes and with the master bedroom benefitting from an ensuite shower room fitted with a white suite.

Family bathroom fitted with a white suite comprising a panel bath with mixer tap and shower attachment over, wash basin, WC, chrome ladder style heated towel rail, recess ceiling spotlights and extractor fan.





## *Gardens & Grounds*

The front garden is laid mainly to brick paviour providing off road parking for two vehicles.

The rear garden is laid mainly to textured paved patio for ease of maintenance with mature borders, timber garden shed, timber fencing, side access and a sunny southerly aspect.



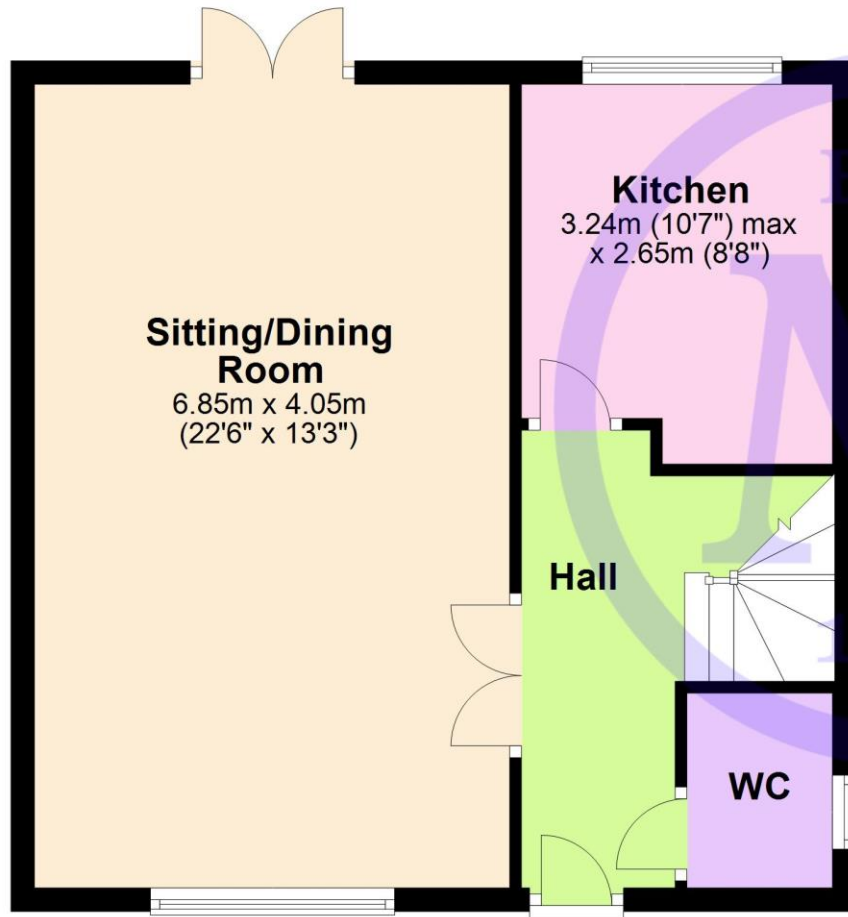
## *Services*

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



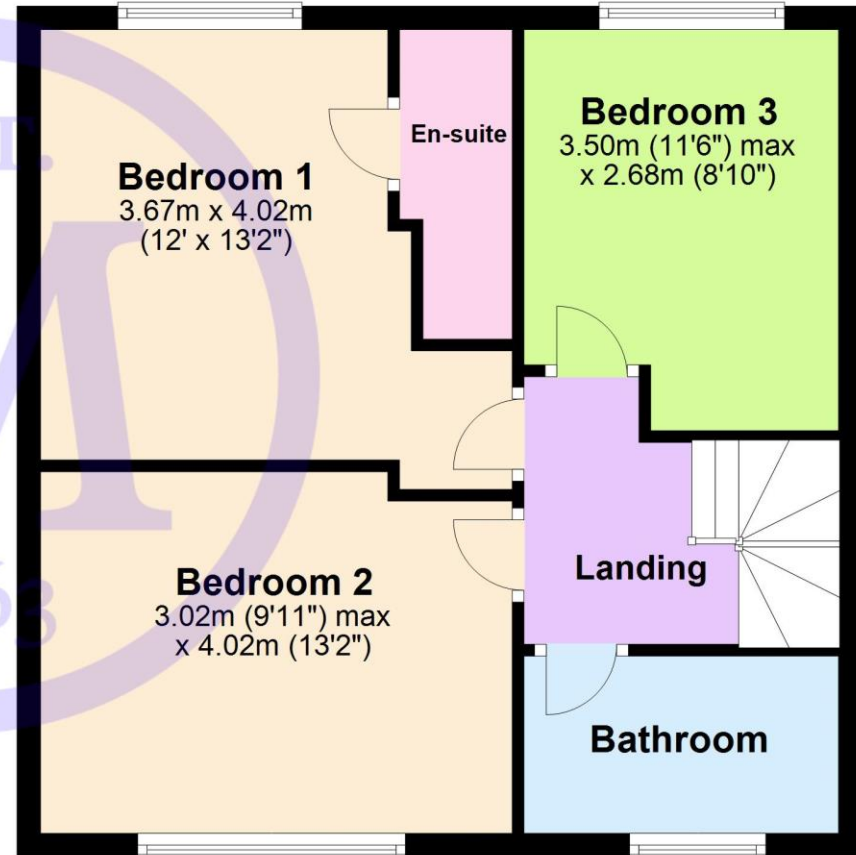
## Ground Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



## First Floor

Approx. 46.9 sq. metres (504.7 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.

**2 Priory View, Christchurch 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.  
Upon reaching the T junction turn right into Christchurch Road.  
After approximately 300 meters bear left into the service road where the property will be found on the left hand side.







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