



*51 Albert Road, New Milton, BH25 6SP*

*£425,000*

**Mitchells**  
1963 — TODAY







*51 Albert Road  
New Milton  
Hampshire  
BH25 6SP*

This highly deceptive three double bedroom detached house is situated in this convenient location and just a short walk of the town centre, mainline railway station and local schools. The property offers scope for modernisation with features including a through sitting/dining room, a master bedroom with an en-suite shower, an integral garage and a secluded garden.

- Entrance Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Ground Floor Cloakroom
- Conservatory
- Integral Garage
- First Floor Landing
- Three Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Driveway
- Secluded Garden



# The Property

Entrance porch with UPVC window, electric meter and access through to the entrance hall.

Entrance hall with understairs storage cupboard, stairs to first floor landing and doorway through to the integral garage.

Integral garage with double opening doors, electrical consumer unit, power, lighting and outside tap.

The kitchen is fitted with a range of timber effect wall and base units and worktop, stainless steel sink with mixer tap over and drainer, a bright double aspect, a wall mounted Worcester boiler and space and plumbing for a washing machine, free standing cooker, slimline dishwasher and tall stand up fridge/freezer.

Ground floor cloakroom with white suite comprising a WC, wall hung wash hand basin with tiled splashback, UPVC window and radiator.

The sitting/dining room is a particularly spacious room with double casement doors leading out to the patio and a feature fireplace with timber surround and freestanding electric effect wood burning stove.

The conservatory is constructed of a dwarf brick wall, timber single glazed window and a polycarbonate roof.

On the first floor landing is a Velux window for light, hatch to loft space and airing cupboard housing the hot water cylinder with slated shelves for storage.

The master bedroom is a particularly spacious room with engineered wood flooring, ample space for furniture, telephone point and an en-suite shower.

The en-suite shower room has tiled flooring, fully tiled walls, extractor fan and walk in shower with glass shower door and thermostatic shower attachment.

Bedrooms two and three are both situated at the front of the property with bedroom three benefitting from built in storage and bedroom two being a generous double bedroom

Family bathroom with white suite comprising a panel bath with mixer tap over and hand held shower attachment, pedestal wash hand basin, WC, mirror fronted medicine cabinet, part tiled walls, timber effect flooring and a UPVC window.







## *Gardens & Grounds*

To the front of the property is a resin driveway giving access to the single garage and giving off road parking for two to three vehicles.

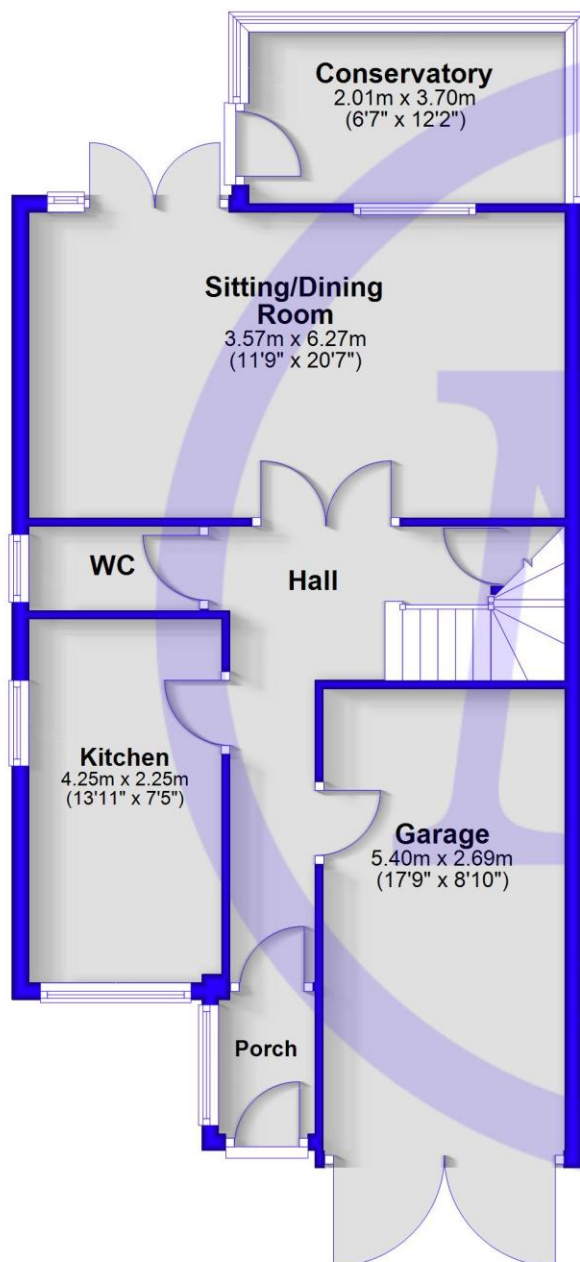
The rear garden is particularly secluded and has been hard landscaped for ease of maintenance with a large patio area, storage shed, high level fencing, mature and colourful borders and with the rest of the garden laid to artificial grass and decorative slate.

## *Services*

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

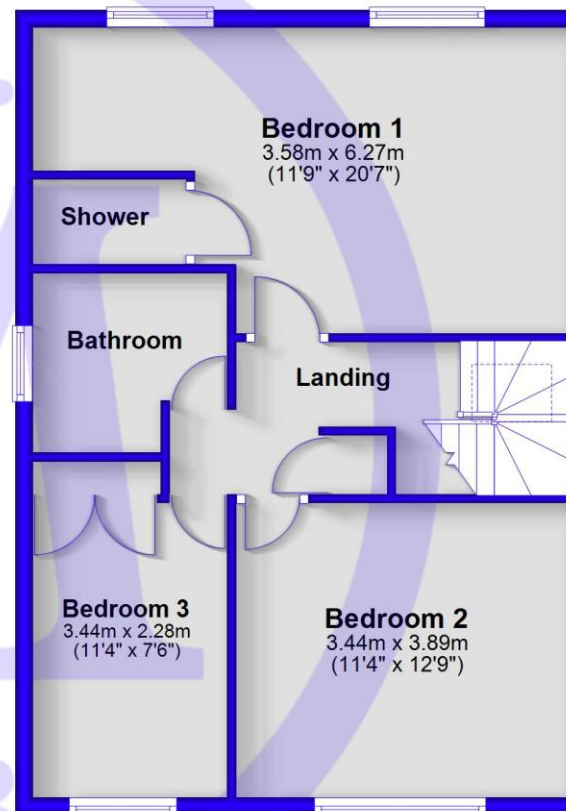
## Ground Floor

Approx. 72.1 sq. metres (775.9 sq. feet)



## First Floor

Approx. 56.5 sq. metres (608.7 sq. feet)



Total area: approx. 128.6 sq. metres (1384.6 sq. feet)

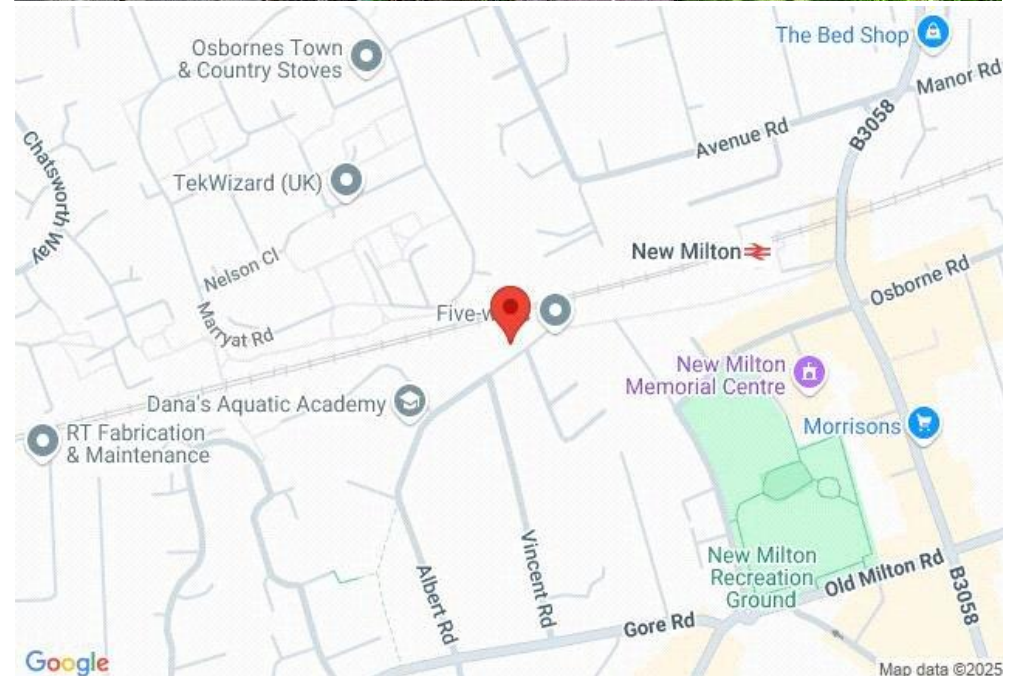


## *Situation*

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 where the property will be found after a short distance on the left hand side.







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