



*Beggars Roost, Christchurch Road, New Milton, BH25 6QF*

*£475,000*

**Mitchells**  
1963 — TODAY







*Beggars Roost  
Christchurch Road  
New Milton  
Hampshire  
BH25 6QF*

An attractive and characterful older style three bedroom semi-detached house presented in excellent order throughout and situated in a convenient location within easy reach of the local schools, the town centre, the mainline railway station and the beach of Barton On Sea. The property has been modernised and updated by the current vendors in recent years and the particular features now include a stunning kitchen/dining room, a modern luxury shower room, a ground floor cloakroom, a UPVC double glazed conservatory, a useful loft room, excellent decorative order, a detached garage, further off road parking and a good sized south facing rear garden.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Cloakroom
- Landing
- Three Bedrooms
- Shower Room
- Loft Room
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance hall with attractive timber staircase to the first floor, double glazed front door and timber effect flooring.

Lovely sitting room with a feature cast iron fireplace with inset living flame gas fire, UPVC double glazed bay window and twin timber doors through to the kitchen/dining room.

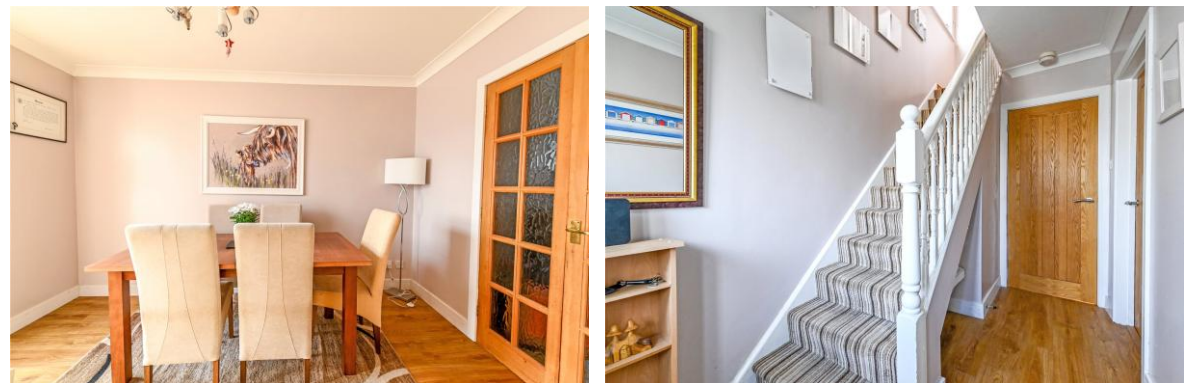
Superb kitchen/dining room fitted with an excellent range of modern wall and base units with soft closing drawers and doors and quartz worktops, undermounted one and a half bowl sink unit with mixer tap over, integrated Neff electric oven, microwave, touch control induction hob and extractor, fridge and separate freezer, under cupboard lighting, integrated dishwasher, central island unit with breakfast bar, quartz worktop and wine cooler, contemporary radiator, recess ceiling spotlights and arch through to the UPVC double glazed conservatory with low level cavity brick walls, a pitched glass roof, twin casement doors to outside, useful double storage cupboard and attractive timber effect flooring.

Ground floor cloakroom fitted with a modern white suite comprising a WC with concealed cistern, wash basin, fully tiled walls and floor and a UPVC double glazed window.

First floor landing providing access to the three good sized bedrooms with the master bedroom having a walk in bay window.

Luxury shower room recently refitted with a high quality white suite comprising a corner shower cubicle with a thermostatic controlled shower, wash basin with storage beneath, WC, recessed ceiling spotlights, heated towel rail, extractor fan and timber effect tiled flooring.

Stairs from the first floor landing provide access to the useful loft room which has a UPVC double glazed window to the southerly rear aspect.







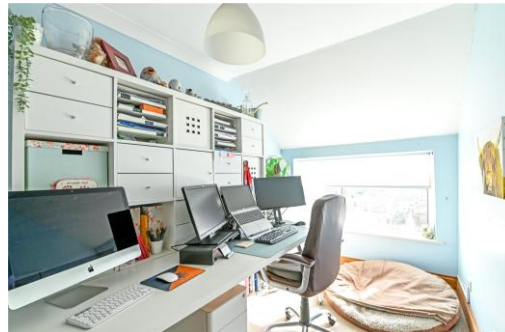
## *Gardens & Grounds*

The front garden has a small area of lawn with mature hedging providing privacy from the road, a tarmac driveway with decorative brick edging provides off road parking and extends along the side of the property to the detached garage which has a pitched roof, power, light and a UPVC double glazed door onto the garden.

Adjoining the rear of the property is a good sized area of textured paved patio with the remainder of the garden laid to two areas of lawn, a second patio and a raised decking, all enjoying a good degree of privacy and a sunny southerly aspect.

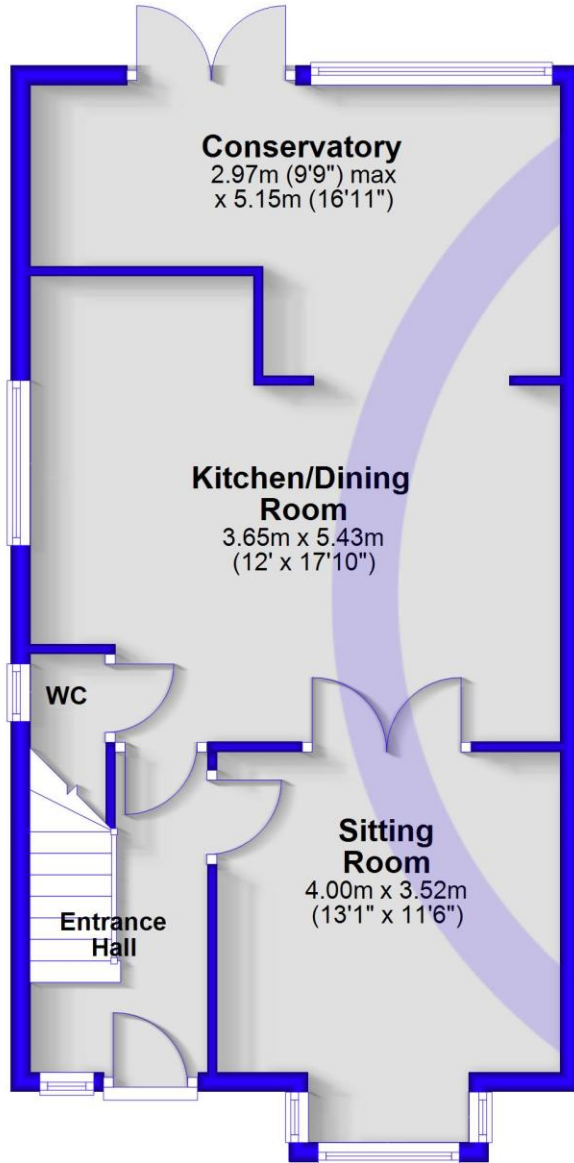
## *Services*

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



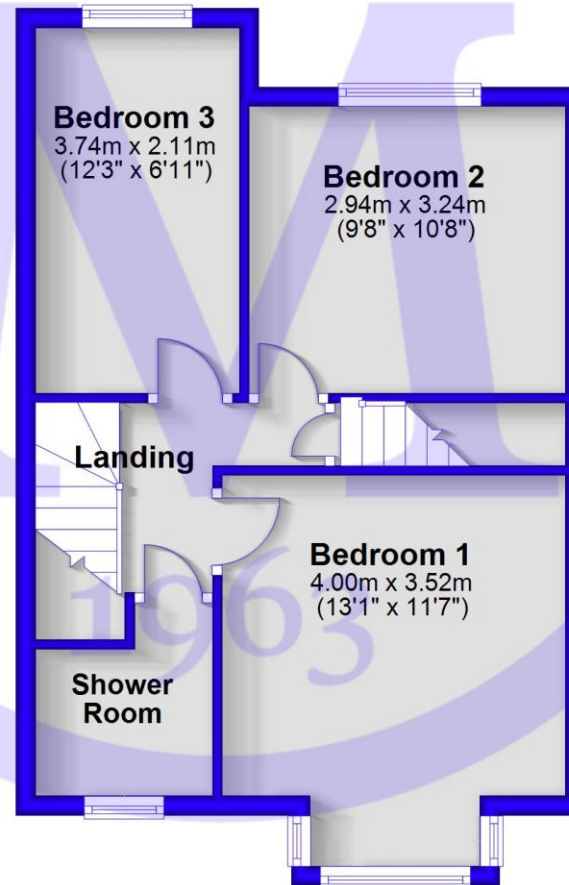
## Ground Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



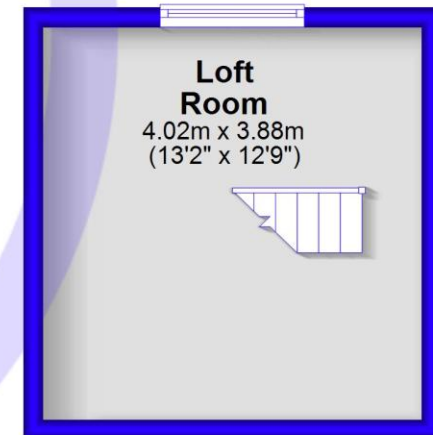
## First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



## Loft Room

Approx. 15.6 sq. metres (168.1 sq. feet)



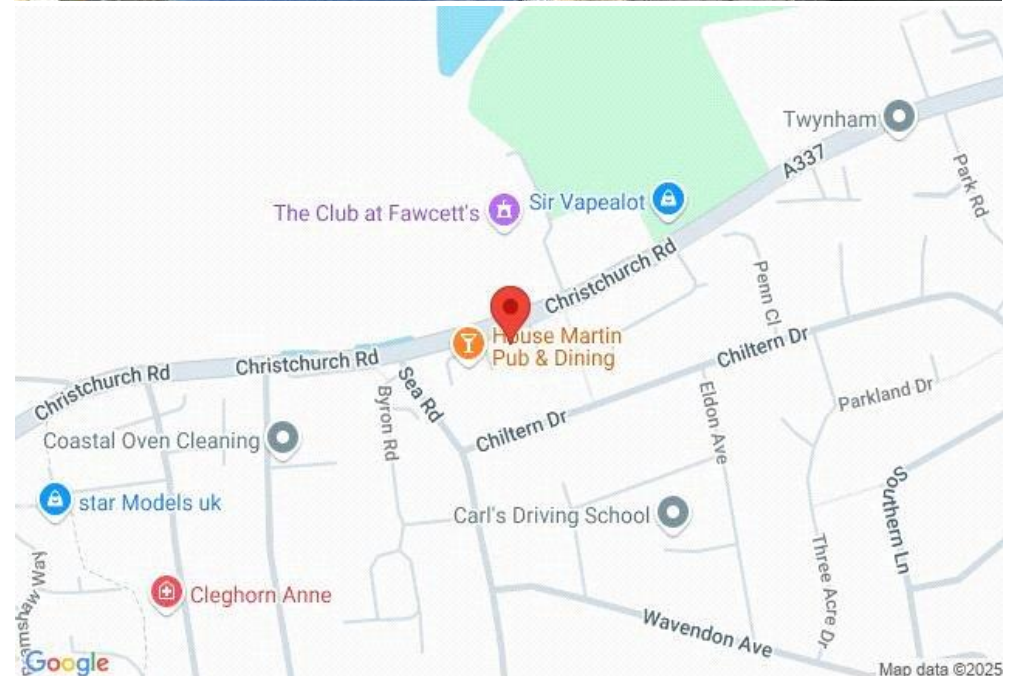
Total area: approx. 112.4 sq. metres (1210.2 sq. feet)

## 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. Upon reaching the T-junction turn right onto Christchurch Road where the property will be found after approximately half a mile on the left hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

