



*31 Hardy Close, New Milton, BH25 5LT*

£300,000

**Mitchells**  
1963 — TODAY



*31 Hardy Close  
New Milton  
Hampshire  
BH25 5LT*

A fantastic opportunity to purchase this spacious three/four bedroom town house situated walking distance of New Milton town centre and mainline railway station. The property offers scope for improvement and has no forward chain.

- Entrance Hall
- Ground Floor Shower Room
- Utility Area
- Ground Floor Bedroom Four
- First Floor L-Shaped Lounge/Dining Room
- Kitchen
- Second Floor Bathroom
- Three Bedrooms
- Double Width Driveway
- Private Garden



## The Property

Entrance hall with stairs to first floor.

Ground floor shower room with WC and wash hand basin.

Utility area with door to rear garden and garage which has now been partially converted to a ground floor double bedroom.

First floor landing giving access to the L-shaped sitting/dining room which is a particularly spacious room with a large UPVC window to the front and a door through to the kitchen.

The kitchen overlooks the rear garden with solid wood wall and base units and a stainless steel sink with mixer tap over.

The second floor landing gives access to the three bedrooms and family bathroom.

The family bathroom was refitted approximately six years ago with a jacuzzi style bath with mixer tap over, wash hand basin and fully tiled walls.





## *Gardens & Grounds*

To the front of the property is a double width driveway.

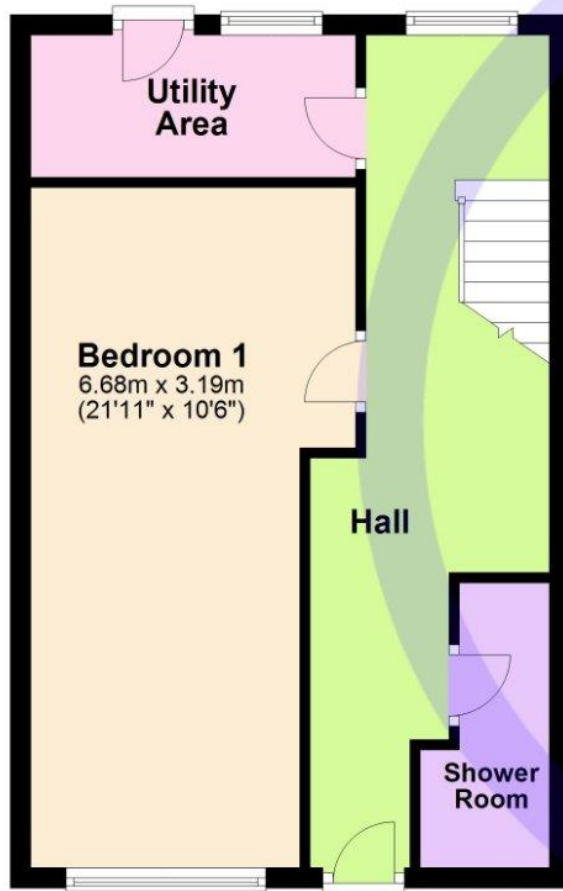
To the rear of the property is a lovely sized garden, timber storage shed, high level fencing and rear gate for access.

## *Services*

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

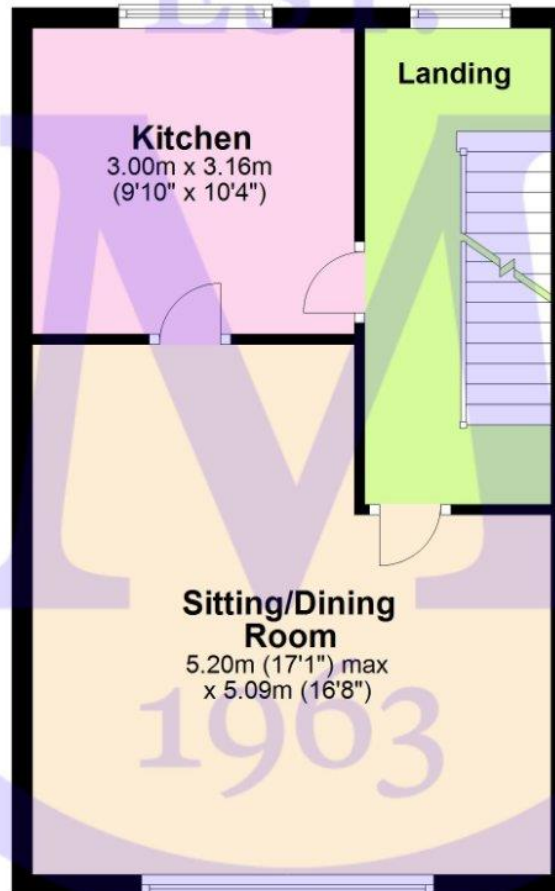
## Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



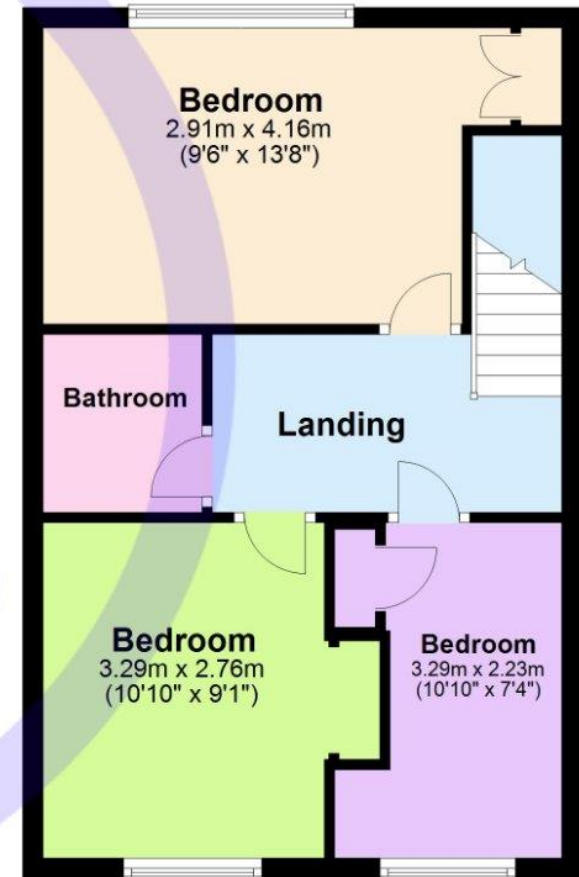
## First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



## Second Floor

Approx. 41.6 sq. metres (447.2 sq. feet)



Total area: approx. 125.4 sq. metres (1349.8 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 left at the traffic lights and proceed over the railway bridge. Take the first turning left into Avenue Road. At the end bear right into Kennard Road. Take the fourth turning left into Kennard Court. At the T junction bear right into Marryat Road and the second left into Hardy Close where the property will be found after a short distance on the left hand side.





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