



40 Albert Road, New Milton, BH25 6SP

£489,000

Mitchells
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*40 Albert Road
New Milton
Hampshire
BH25 6SP*

This highly deceptive four bedroom family home is situated a short level walk of New Milton town centre, mainline railway station and local schools. The property offers bright and spacious accommodation with features including a recently fitted kitchen, three/four reception rooms, a modern bathroom, a home office and a private and secluded garden.

- Entrance Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Ground Floor Bedroom Four/Snug
- Home Office
- Sitting Room
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Driveway
- Private & Secluded Garden
- Integral Garage
- Annexe Potential



The Property

Entrance hall with solid wood flooring, stairs to first floor landing, central heating thermostat, understairs storage cupboard and ground floor cloakroom.

The ground floor cloakroom consists of a corner wash hand basin with mixer tap over, WC, part tiled walls and a UPVC window.

The kitchen has been recently refitted and replastered with a new ceiling, walls, flooring and electrics and has white wall and base units with a matching worktop, a fantastic range of built in storage cupboards, two UPVC windows, UPVC double glazed doors leading out to the patio and rear garden, stainless steel sink with mixer tap over, four burner AEG induction hob with extractor fan over and space and plumbing for a tall stand up fridge freezer, dishwasher and washing machine.

The dining room has stripped timber flooring and feature fireplace with timber mantle, brick surround, tiled hearth, Clearview woodburning stove and an archway leads through to the family room with double casement doors leading out to the garden, ceiling lantern and access through to the ground floor bedroom/snug.

The main sitting room is situated at the front of the property with an attractive bay window to the front, TV aerial point, feature fireplace with stone surround and hearth and a feature inset living flame gas fire.

First floor landing with timber balustrade and a UPVC window.

On the first floor are three double bedrooms with bedrooms one and two being particularly spacious doubles and with the master having a good range of built in wardrobes, a feature fireplace and an attractive bay window overlooking the front garden.

Family bathroom with a modern white suite comprising a pedestal wash hand basin with mixer tap over, WC, P-shaped bath with mixer tap over and Aqualisa shower, glass shower screen, chrome heated towel rail and hatch to loft space.

Annexe Potential:

Ground floor bedroom/snug with UPVC window overlooking the rear garden and a UPVC double glazed door leading out to the patio.

The home office/workshop is a lovely room with ceiling lantern, UPVC window, wall mounted Worcester combination boiler, plumbing for a potential bathroom and this gives access through to the single garage.





Gardens & Grounds

To the front of the property is a shingle driveway giving off road parking for three to four vehicles and accessed via a five bar gate.

The rear garden is particularly spacious with an area of patio, a large area of lawn, surrounded by high level fencing and hedging making it extremely private and secluded with mature borders, two greenhouses and has a lovely sunny southerly aspect.

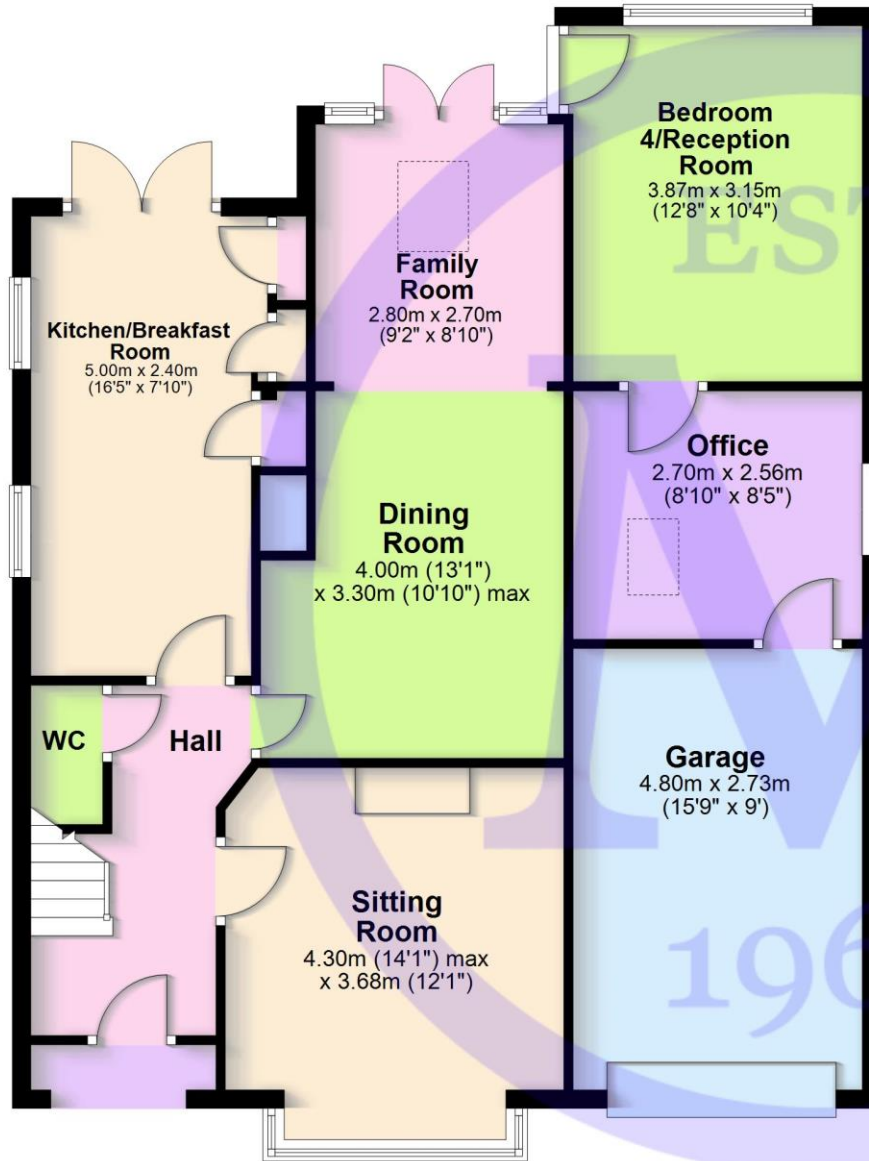
Single garage with up and over door, power and lighting.

Services

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

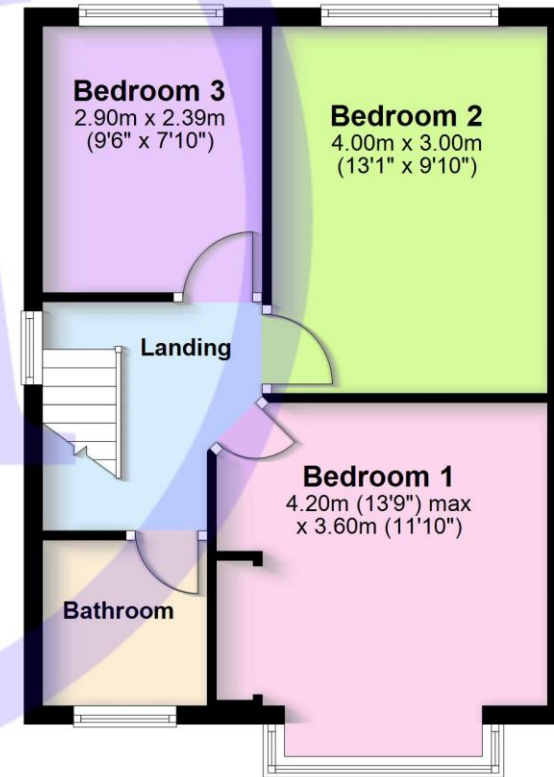
Ground Floor

Approx. 96.0 sq. metres (1033.4 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 137.2 sq. metres (1477.3 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.'

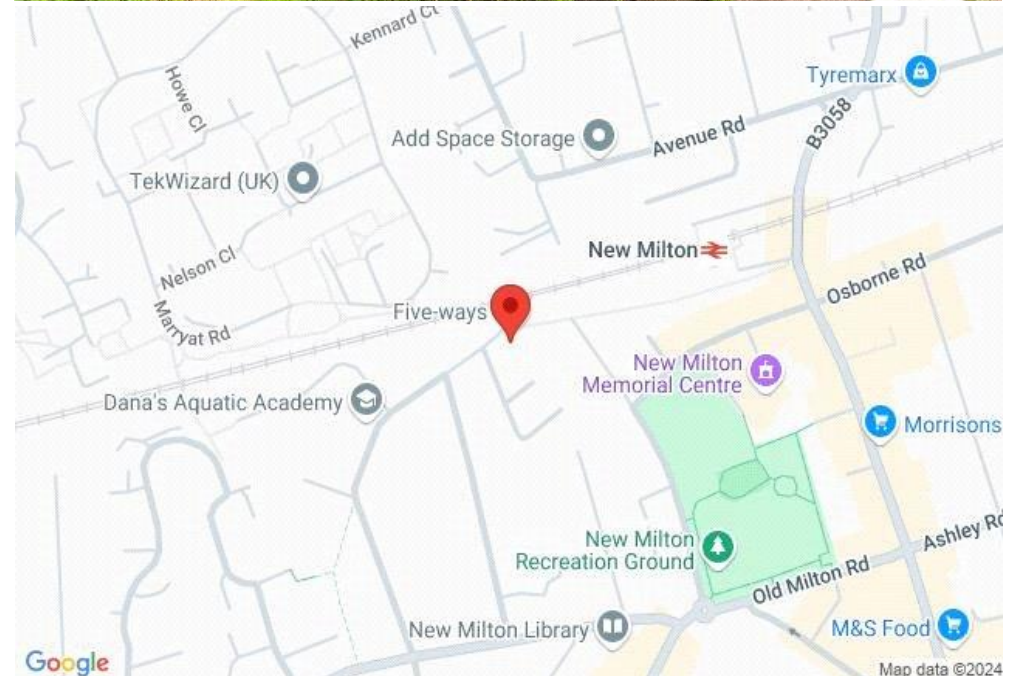
Plan produced using PlanUp.

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 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 at the end on the right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
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