



53 Fawn Gardens, New Milton, BH25 5GJ

£289,950

Mitchells
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*53 Fawn Gardens
New Milton
Hampshire
BH25 5GJ*

One of the sought after modern two bedroom townhouses occupying arguably the finest position on the fringe of this sought after development. Other features of the property include a ground floor cloakroom, a west facing rear garden, two allocated parking spaces, a lovely outlook to the front over a green and with a wooded backdrop and easy access to a lovely walk through to Ballard Lake. The property is offered with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Cloakroom
- Landing
- Two Bedrooms
- Bathroom
- Private Gardens
- Two Allocated Parking Spaces



The Property

Entrance hall with stairs to the first floor and a double glazed front door.

Sitting/dining room with understairs storage cupboard and UPVC double glazed sliding doors onto the rear garden.

Kitchen fitted with a range of timber effect wall and base units with a contrasting worktop and an inset sink unit with a mixer tap over, wall mounted gas fired boiler concealed in cupboard, space for washing machine, cooker, fridge and separate freezer, part tiled walls, tiled flooring and a lovely outlook to the front.

Ground floor cloakroom with WC and hand basin.

First floor landing with trap to the roof space.

Two double bedrooms, one with an excellent range of built in wardrobes, the other with a lovely outlook over the green.

Bathroom fitted with a white suite comprising a panel bath with a mixer tap and shower attachment over and glass shower screen, wash basin, WC, part tiled walls and tile effect flooring.

Gas fired central heating and UPVC double glazing.





Gardens & Grounds

There is a small area of garden to the front laid mainly to stone with a paved pathway leading to the front door.

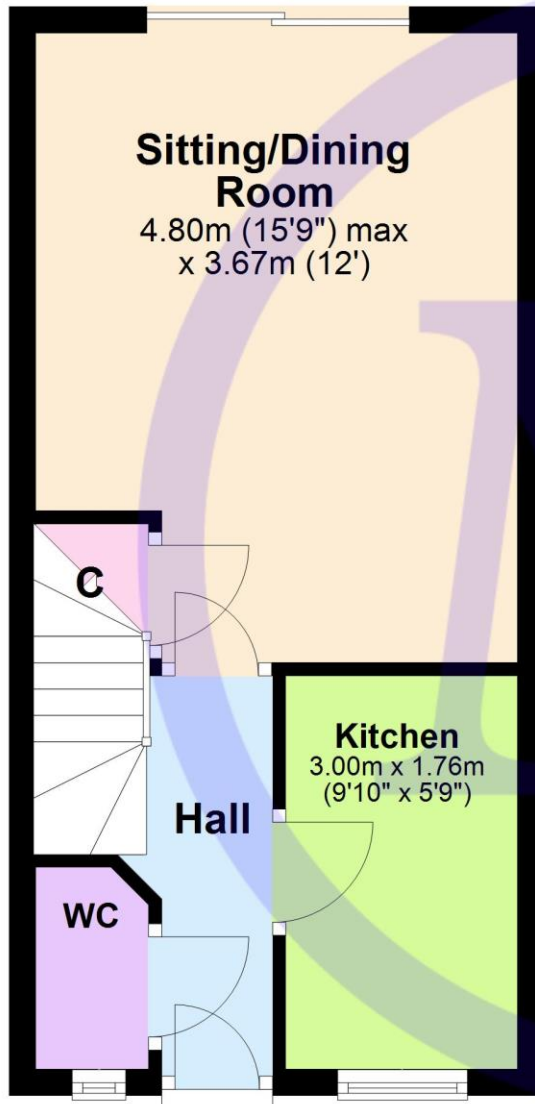
The rear garden is laid mainly to textured paved patio with decorative brick edging for ease of maintenance with mature borders, timber garden store, timber gate providing rear access and a sunny westerly aspect to the rear.

Services

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

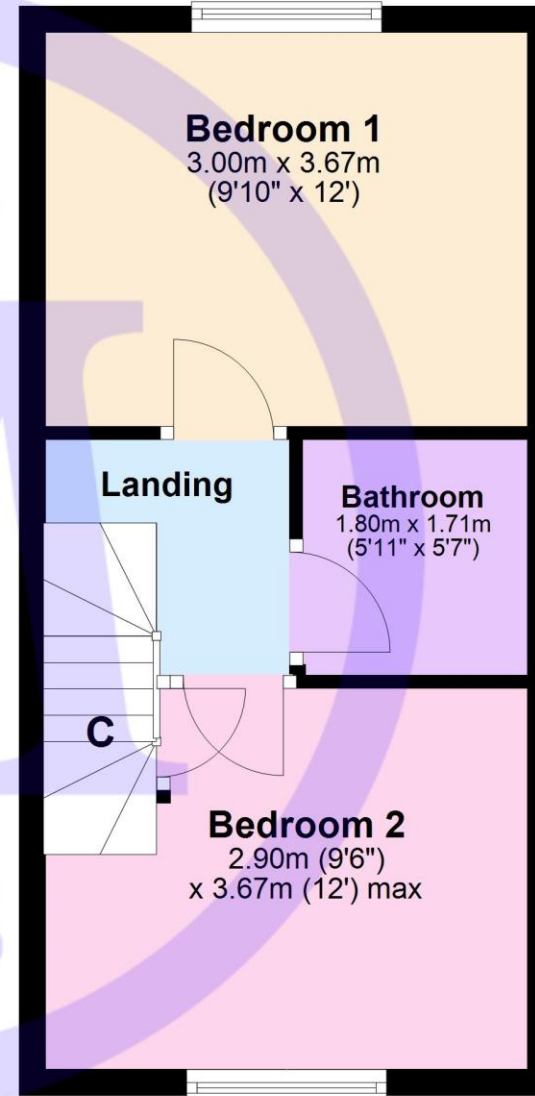
Ground Floor

Approx. 28.9 sq. metres (311.6 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.6 sq. feet)



Total area: approx. 57.9 sq. metres (623.2 sq. feet)

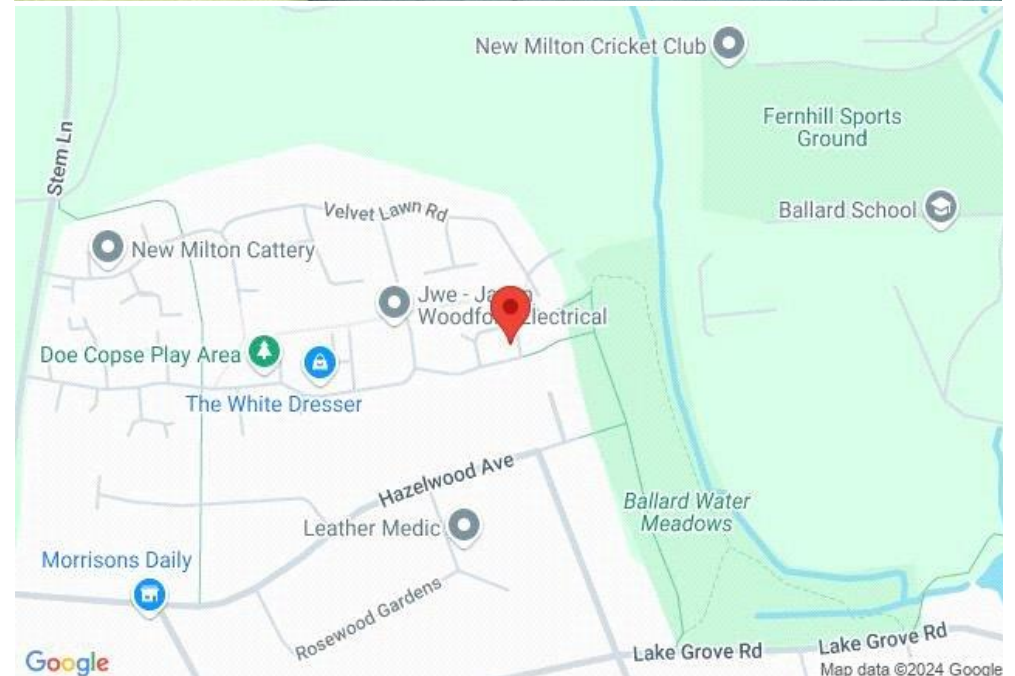
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Situation

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. After approximately half a mile turn right into Stem Lane. Take the sixth turning right into Doe Copse Way. After approximately 400 yards turn right into Fawn Gardens. Continue to the end and bear left where the property will be found on the left hand side.





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