



*31 Brownsea Close, New Milton, BH25 5UG*

*£375,000*

**Mitchells**  
1963 — TODAY







*31 Brownsea Close  
New Milton  
Hampshire  
BH25 5UG*

A modern three bedroom family home situated on a popular modern development within easy reach of the local schools, the town centre and the mainline railway station. Other features of the property include a good sized rear garden enjoying a sunny aspect, a large sitting room with a casement door onto the patio, a kitchen/dining room, a ground floor cloakroom and a garage.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- Garage
- Private Gardens



## The Property

Entrance hall with a UPVC double glazed front door, stairs to the first floor, timber effect flooring, understairs storage cupboard and a cloaks cupboard.

Lovely sitting room with timber effect flooring, timber fireplace with a marble backing and hearth and an inset living flame gas fire, a casement door onto the patio and an outlook over the rear garden.

Good sized kitchen/dining room fitted with a range of lined oak wall and base units with a contrasting dark worktop and an inset one and half bowl sink unit with mixer tap over, integrated electric oven, gas hob and extractor, space for washing machine, integrated dishwasher, fridge and separate freezer, tiled flooring, under cupboard lighting and ample room for a dining table.

Ground floor cloakroom fitted with a white suite.

First floor landing with trap to the roof space.

Three first floor bedrooms.

Fully tiled bathroom comprising a corner bath with a mixer tap and shower attachment over, separate shower cubicle with a thermostatic control shower, wash basin, WC, tiled flooring, recessed ceiling spotlights, extractor fan and a chrome ladder style heated towel rail.







## *Gardens & Grounds*

There is a small area of garden to the front laid mainly to lawn for ease of maintenance.

Adjoining the rear of the property is a good sized area of textured paved patio with the remainder laid mainly to lawn with raised shrub borders, timber garden shed and timber gated providing rear access, all enjoying a lovely sunny aspect.

There is a nearby garage with a pitched roof and up and over door.

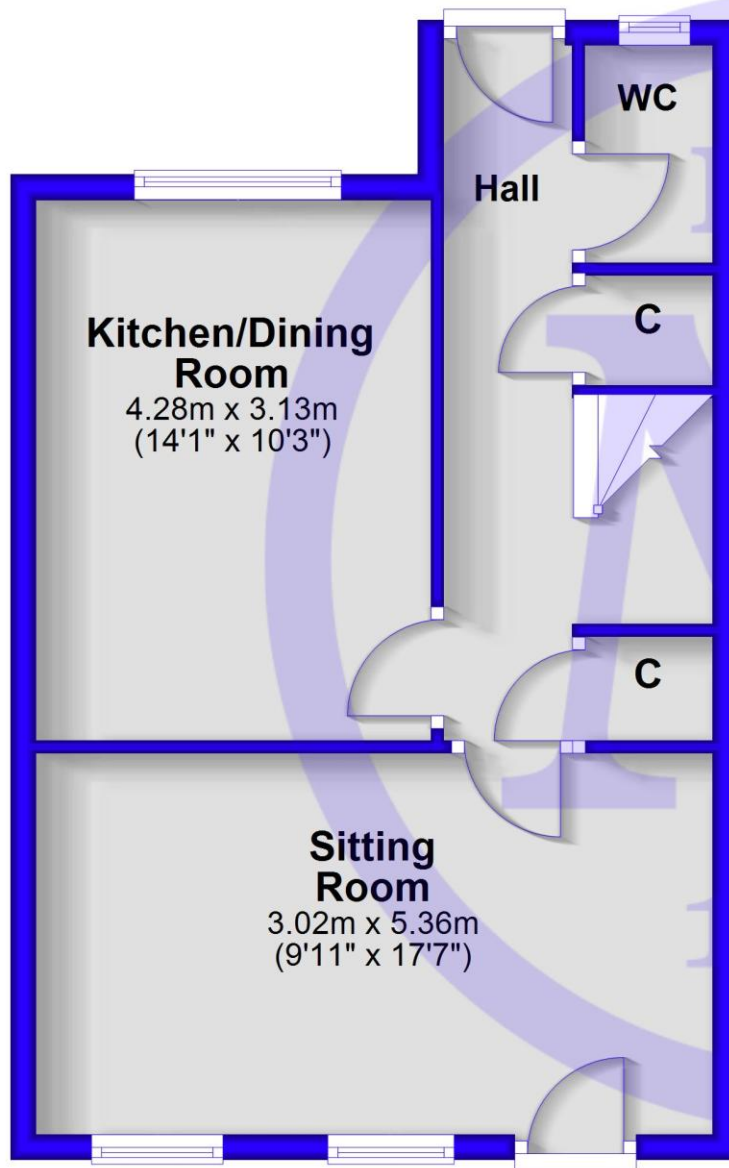
## *Services*

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



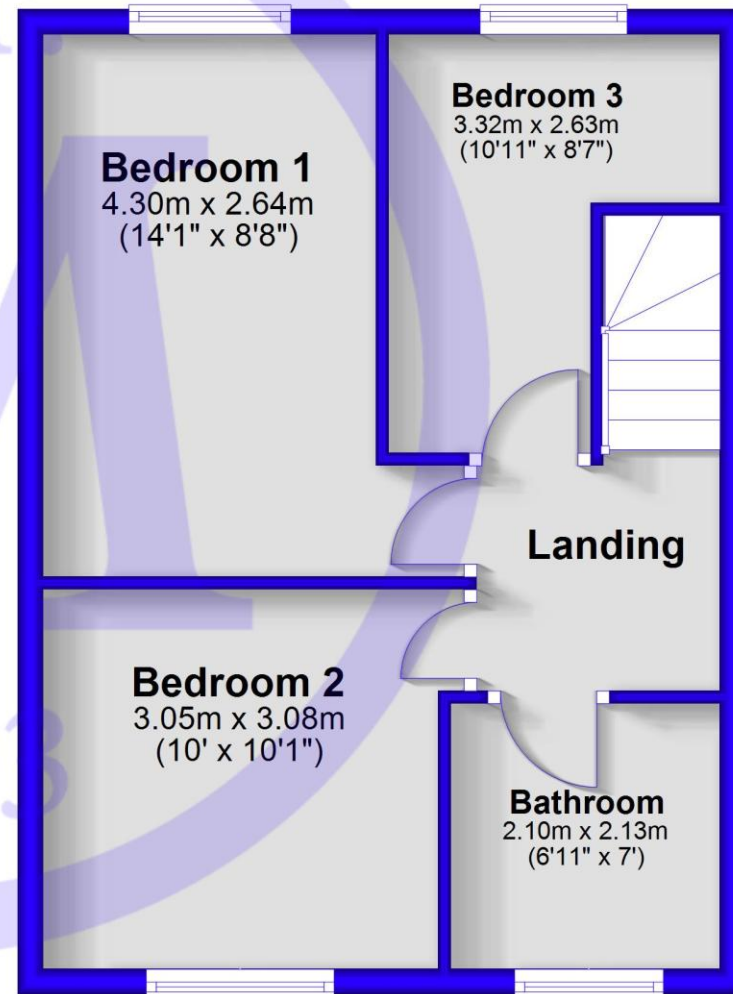
## Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 82.0 sq. metres (883.1 sq. feet)

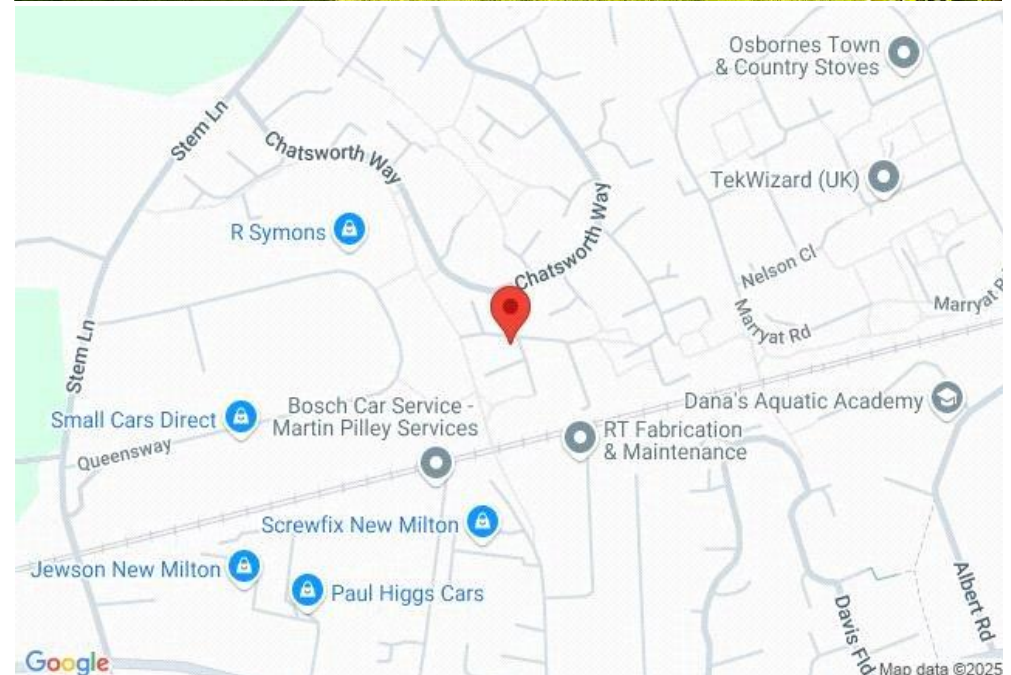


## Situation

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. After approximately half mile turn right into Stem Lane. Take the third turning right into Chatsworth Way, second right into Brownsea Close and turn right where the property will be found on the left hand side.







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