



*37 Drake Close, New Milton, BH25 5JG*

*£260,000*

**Mitchells**  
1963 — TODAY







*37 Drake Close  
New Milton  
Hampshire  
BH25 5JG*

A deceptively spacious and versatile three/four bedroom townhouse situated in a residential location within walking distance of New Milton town centre and the mainline railway station. The property would benefit from refurbishment throughout and features a large kitchen/dining room, a sitting room, three/four double bedrooms, two bathrooms, a conservatory, and is offered with no forward chain.

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting Room
- Conservatory
- Three Double Bedrooms
- Driveway
- West-Facing Rear Garden
- No Forward Chain



## *The Property*

Entrance hall with a cupboard housing the electric meter and stairs leading to the first floor landing.

There are two ground floor reception rooms, one providing access to the rear garden and containing a cupboard housing the Worcester Bosch gas fire centre boiler, and the other contains the electrical consumer unit.

Ground floor shower room with a white suite.

Conservatory with tiled flooring, a radiator, power outlets, a casement door to the rear garden, UPVC windows, and a polycarbonate roof.

On the first floor is a generous sitting room with a large picture window enjoying an outlook to the rear.

Kitchen/breakfast room featuring a generous range of wall and base units, a contrasting timber effect worktop, a breakfast bar, a sink unit with a mixer tap and drainer, and an outlook to the front.

On the second floor landing, there is a trap to the roof space and an airing cupboard.

Three second floor bedrooms, with bedroom one being particularly generous in size and overlooking the front. Bedrooms two and three are situated at the rear of the property and benefit from built-in storage.







## *Gardens & Grounds*

To the front of the property is a concrete driveway providing off-road parking for two vehicles, with a pathway leading to the front door.

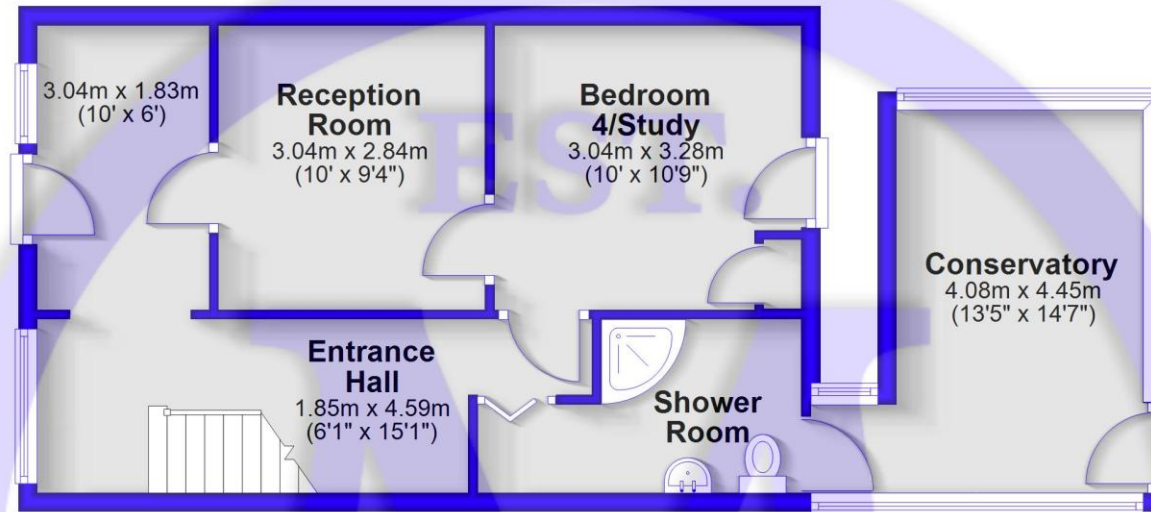
The garden is mainly laid to paving, with a timber gate for rear access, a timber garden shed for storage, and raised beds.

## *Services*

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

## Ground Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



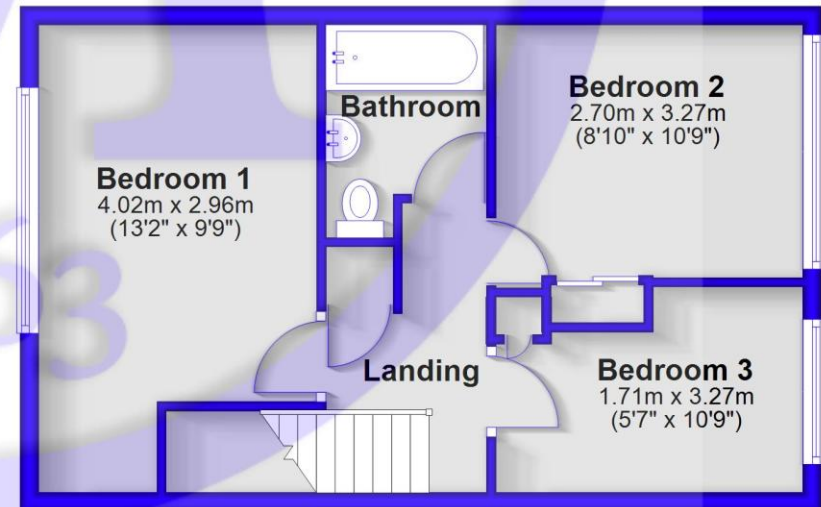
## First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



## Second Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 137.0 sq. metres (1475.1 sq. feet)

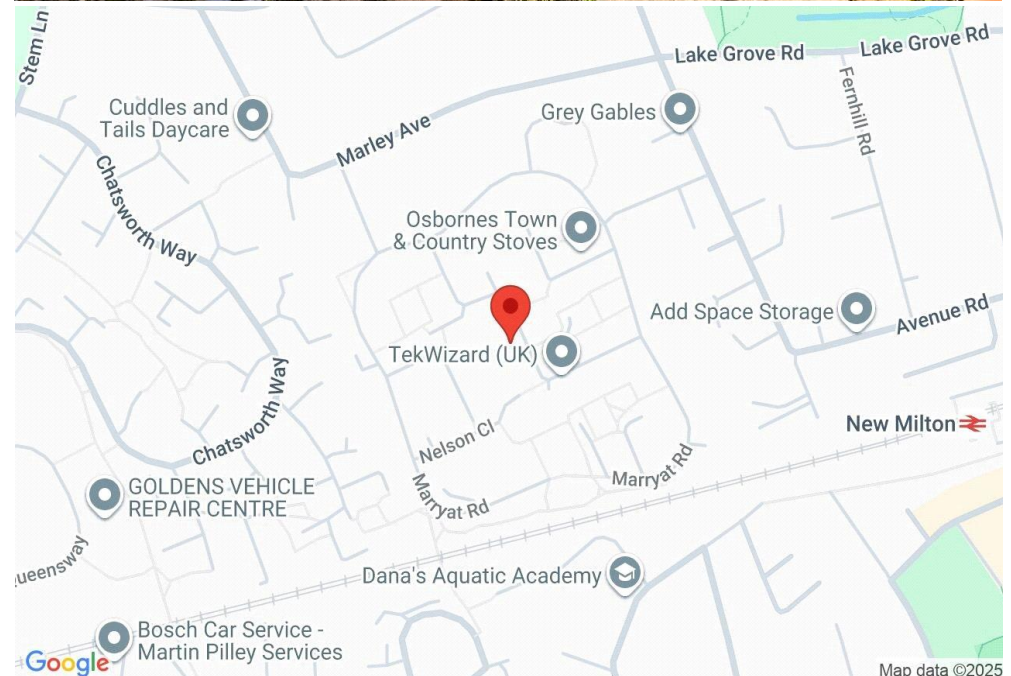


## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate 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 third turning left into Kennard Court. Bear left into Marryat Road and take the second right into Drake Close, where the property will be found towards the end of the cul-de-sac on the left hand side.







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