



*43 Fawcett Road, New Milton, BH25 6SU*

*£354,950*

**Mitchells**  
1963 — TODAY







*43 Fawcett Road  
New Milton  
Hampshire  
BH25 6SU*

A superbly presented three bedroom semi-detached family house situated in a popular and convenient location within easy walking distance of both the town centre and the local schools. Other features of this lovely family home include a detached double garage, a modern kitchen and bathroom, off road parking, good decorative order throughout, a good sized rear garden and an internal viewing is strongly recommend to fully appreciate the quality of the property.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- Off Road Parking
- Detached Double Garage
- Good Sized Gardens



## The Property

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

Sitting room with a feature UPVC double glazed bay window to the front aspect.

Separate dining room with timber effect flooring and UPVC double glazed sliding doors onto the patio.

Kitchen fitted with a range of modern units with a contrasting timber effect worktop and an inset sink unit with mixer tap over, range style cooker, part tiled walls, timber effect flooring and larder cupboard.

Rear lobby with further storage.

Ground floor cloakroom fitted with a white suite.

First floor landing with trap to the roof space and airing cupboard.

Three good sized first floor bedrooms with the master bedroom having attractive timber effect flooring and a built in wardrobe.

Luxury bathroom fitted with a modern white suite comprising a panel bath with a mixer tap and independent shower over with glass shower screen, wash basin with storage beneath, WC, part tiled walls, extractor fan, tile effect flooring and a chrome ladder style heated towel rail.







## *Gardens & Grounds*

The property sits on a good sized mature plot with the front garden having a small area of lawn and close boarded fencing dividing from the pavement.

A block paved driveway extends along the side of the property and provides off road parking.

The rear garden has an area of textured paved patio leading to a good sized area of lawn, timber garden shed and second patio.

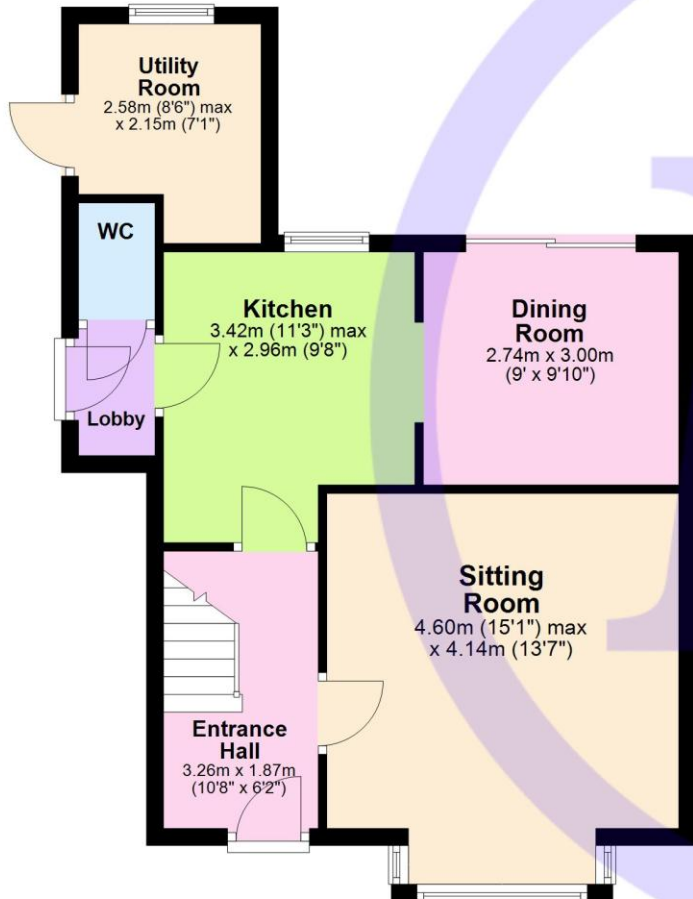
Detached double garage with up and over door, power and light.

## *Services*

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

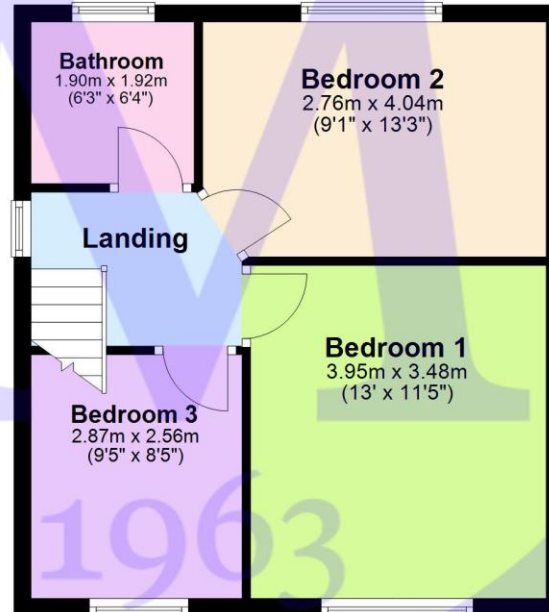
### Ground Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



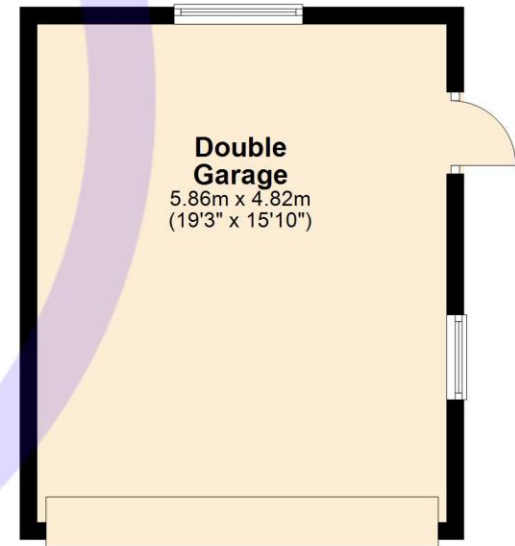
### First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



### Second Floor

Approx. 28.2 sq. metres (304.0 sq. feet)



Total area: approx. 120.5 sq. metres (1297.2 sq. feet)

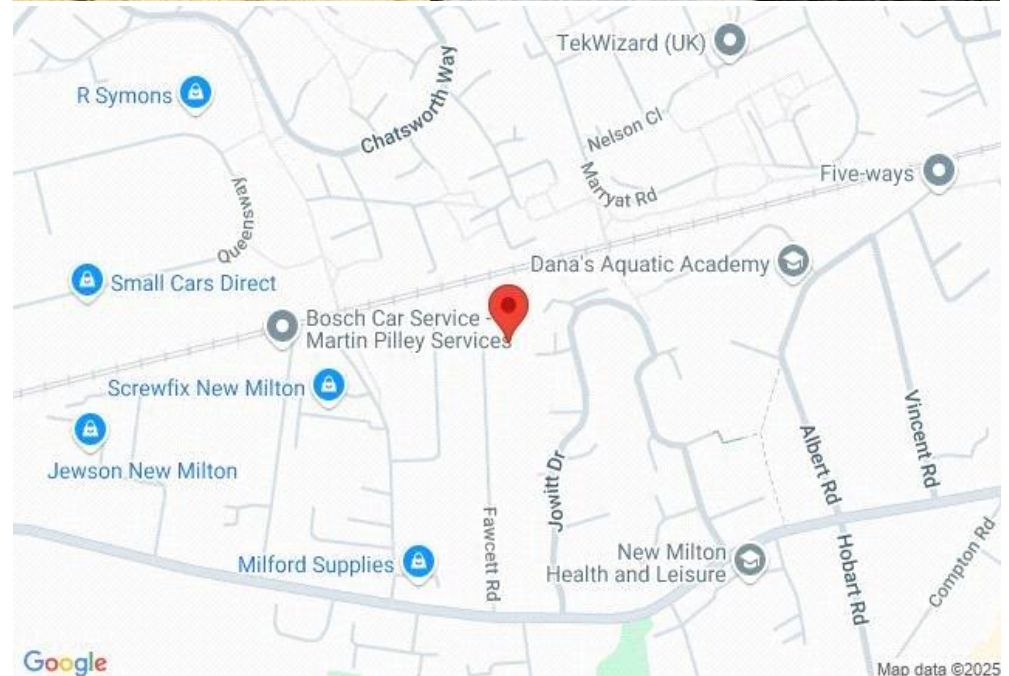


## Situation

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. Take the sixth right into Fawcett Road where the property will be seen towards the end on the right hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

