



20A, Mount Avenue, New Milton, BH25 6NT

£325,000

Mitchells
1963 — TODAY



20A
Mount Avenue
New Milton
Hampshire
BH25 6NT

A characterful three double bedroom house that is situated just a short walk of New Milton town centre and walking distance of Barton On Sea clifftop and beach. The property offers bright and spacious accommodation with features including a kitchen/dining room, a ground floor cloakroom, two first floor bedrooms, a second floor double bedroom with a large landing that could potentially be used as a study area and private parking.

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Two First Floor Bedrooms
- Family Bathroom
- Second Floor Third Bedroom
- Off Road Parking
- Gardens



The Property

Entrance hall with laminate style flooring, stairs to first floor landing and understairs storage cupboard.

Ground floor cloakroom with white suite comprising a WC, corner wash hand basin with tiled splashback, radiator and UPVC window.

The sitting room has a bright westerly aspect with a feature bay window to the front, double radiator, TV aerial point and a continuation of the laminate style flooring.

The kitchen is fitted with a range of shaker style wall and base units with a contrasting worktop, one and a half bowl sink with mixer tap over and drainer, four burner gas hob with extractor fan over, undercounter oven and space and plumbing for a washing machine and tall stand up fridge freezer. There is a modern Worcester combination boiler and sliding patio doors leading onto the patio and rear garden.

On the first floor landing is a UPVC window giving plenty of natural light, understairs storage cupboard and stairs to the second floor.

The master bedroom is a fantastic king sized room with a bright westerly aspect and a feature fireplace.

Bedroom two overlooks the rear garden with original feature fireplace, built in wardrobe, two UPVC windows and a double radiator.

The family bathroom has a white suite comprising a WC, panel bath with mixer tap over and hand held shower attachments, pedestal wash hand basin, part tiled walls and lino flooring.

On the second floor is a spacious landing with a UPVC window, eaves storage cupboard and would make an ideal study area.

This leads onto bedroom three which is a lovely double bedroom with a bright double aspect, feature fireplace, and eastly facing windows.





Gardens & Grounds

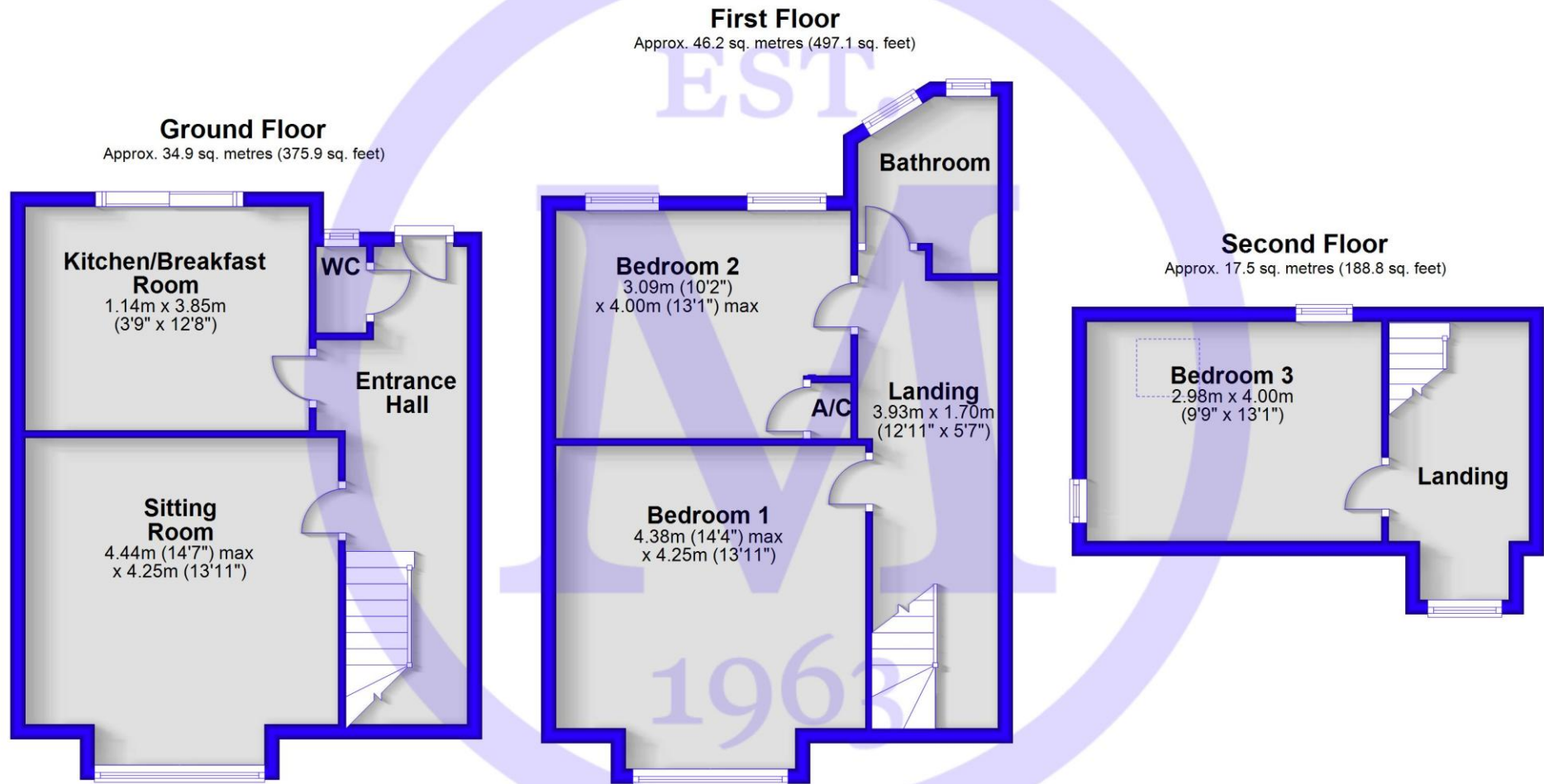
To the front of the property is a small garden laid to hard landscaping for ease of maintenance.

To the rear of the property is a large area of patio with a pathway leading to the rear gate leading out to the parking with high level fencing making it extremely private and secluded.

The property offers spacious and versatile accommodation and a viewing is highly recommended.

Services

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



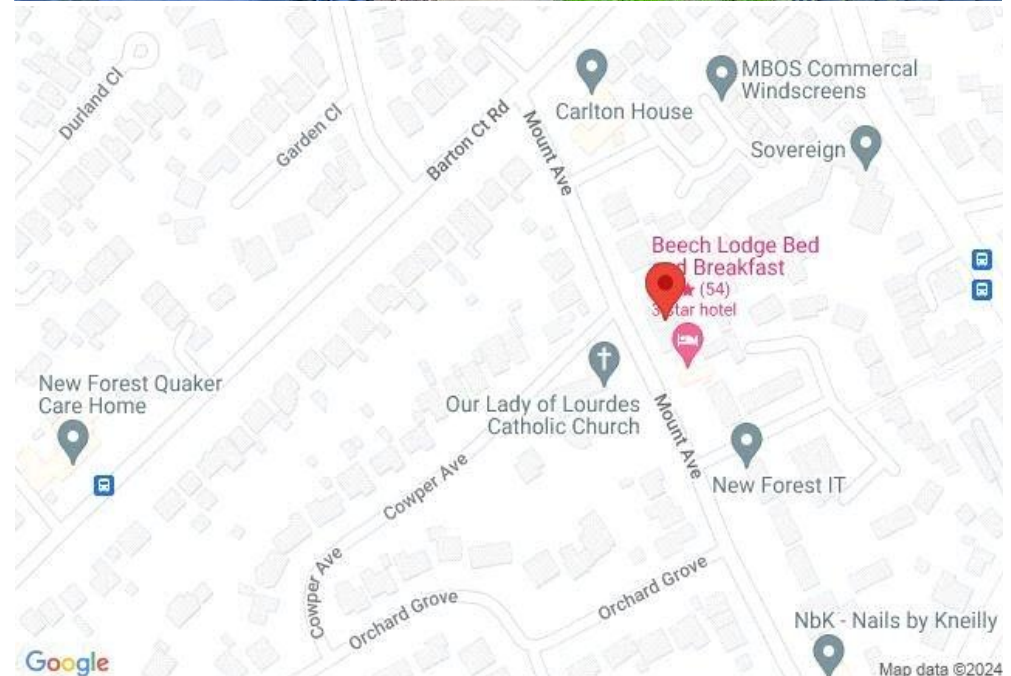
Total area: approx. 98.6 sq. metres (1061.8 sq. feet)

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 turn right at the traffic lights and proceed down Station Road. Take the second right into Barton Court Road, first left into Mount Avenue where the property will be seen after a short distance on the left hand side.





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

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

Mitchells
1963 — TODAY

