



*5 Balmoral Walk, New Milton, BH25 5UF*

*£275,000*

**Mitchells**  
1963 — TODAY







*5 Balmoral Walk  
New Milton  
Hampshire  
BH25 5UF*

A two bedroom semi-detached house situated on the popular Chatsworth Park development, set on a good sized plot with off road parking and an adjoining garage. The property is offered with no onward chain and features include excellent scope for extension, a large kitchen, and is within walking distance of local shops and schools.

- Entrance Porch
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Landing
- Two Double Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Private Gardens



## *The Property*

Entrance porch with a UPVC double glazed front door.

Good sized sitting/dining room with an outlook to the front and stairs leading to the first floor.

Kitchen/breakfast room fitted with a range of timber effect wall and base units, a contrasting stone effect worktop, and an inset one and a half bowl sink unit with a mixer tap. There is space for a cooker, washing machine, and tall fridge/freezer. A UPVC double glazed casement door provides access to the rear garden, with ample room for a kitchen table.

First floor landing with access to the roof space via a hatch.

Two double bedrooms, one of which includes a boiler cupboard housing the wall mounted Worcester gas fired boiler.

Bathroom fitted with a white suite comprising a panelled bath with a mixer tap and shower attachment, a wash basin, WC, and a UPVC double glazed window.







## *Gardens & Grounds*

The property sits on a larger than usual plot, with the front garden mainly laid to lawn.

A driveway provides off road parking and leads to the attached single garage, which has a pitched roof, an up and over door, and offers excellent scope for conversion into additional living accommodation, subject to any necessary permissions.

The good sized rear garden has recently been cleared and is ready to be re-landscaped.

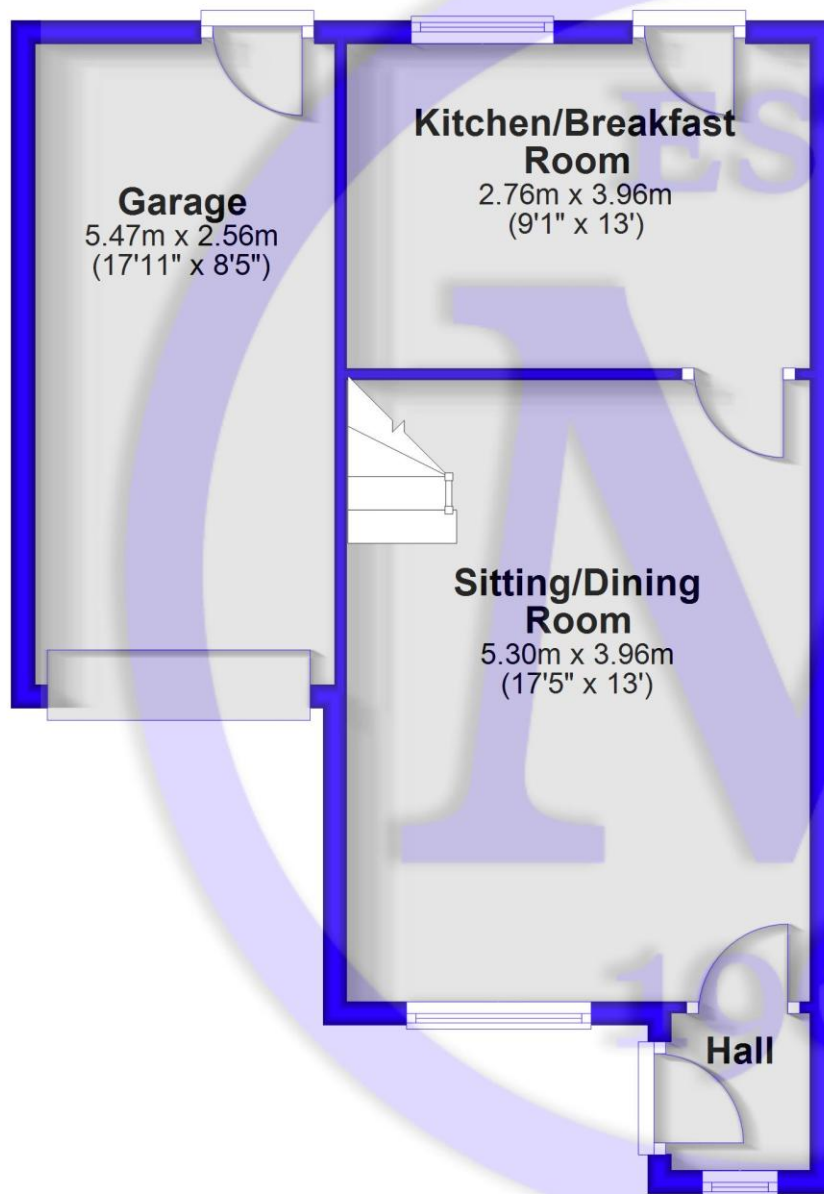


## *Services*

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

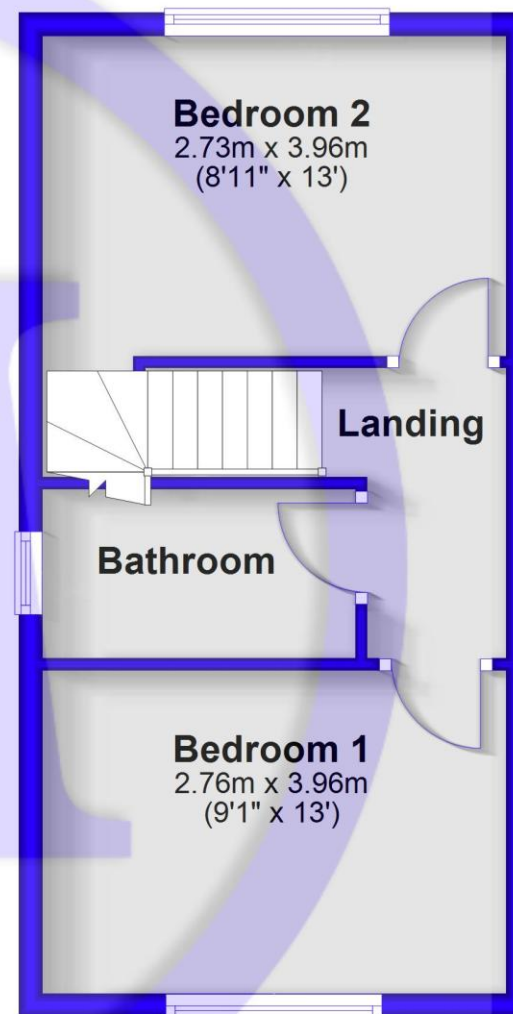
## Ground Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



## First Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



Total area: approx. 80.8 sq. metres (869.9 sq. feet)

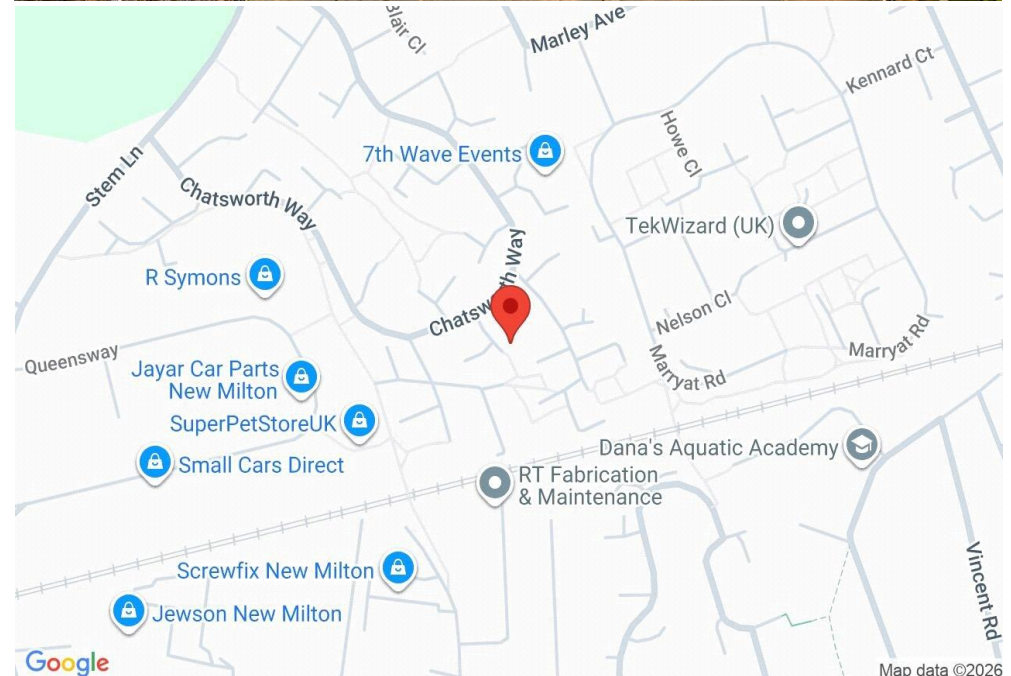


## Situation

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, proceed along Old Milton Road. At the roundabout, continue straight ahead and take the first turning on the right into Gore Road. After approximately half a mile, turn right into Stem Lane. Take the fourth turning on the right into Chatsworth Way, then the sixth turning on the left into Balmoral Walk, where the property will be found on the left hand side.







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