



*37 Brook Avenue North, New Milton, BH25 5HE*

*£499,950*

**Mitchells**

1963 — TODAY



*37 Brook Avenue North  
New Milton  
Hampshire  
BH25 5HE*

This beautifully presented, bright, and spacious two double bedroom detached bungalow is situated in one of New Milton's premier roads and is a short walk from Ballard Lake and New Milton town centre. The property offers bright and modern accommodation, featuring a high specification kitchen and bathroom, two generous double bedrooms, a sunny west facing garden, and ample space for extension, subject to any necessary permissions.

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Two Double Bedrooms
- Family Bathroom
- Driveway
- Detached Garage
- Sunny & Secluded West Facing Garden



## The Property

The entrance hall features tiled flooring, a hatch to the loft space, a walk-in storage cupboard with built-in storage units, and a telephone point.

The kitchen is fitted with a range of luxury shaker style wall and base units, a contrasting worktop, a stainless steel double sink with a mixer tap, a four burner induction hob with an extractor fan above, an under counter oven, an electrical consumer unit, a recycling cupboard, and plumbing and space for a dishwasher, washing machine, and American style fridge/freezer. There is ample room for a four to six seater table and chairs, and an archway leads through to the sitting room.

The sitting room enjoys views over the rear gardens, featuring large patio doors, a floor to ceiling window, smooth textured ceilings, and recessed ceiling downlighters.

The bathroom is fitted with a luxury white suite comprising a wash hand basin with a mixer tap and storage beneath, a mirror fronted medicine cabinet, a panel bath with a mixer tap and handheld shower attachment, a thermostatic independent shower with a rain showerhead and glass shower screen, a WC, tiled flooring, and a UPVC window.

There are two spacious double bedrooms, with bedroom two benefiting from a double aspect, carpeted flooring, and an outlook to the front of the property. The master bedroom is particularly spacious, offering ample space for wardrobes and also enjoys a front facing outlook.





## *Gardens & Grounds*

The front garden features a dwarf stone wall and a large driveway providing off road parking for four to five vehicles, with ample opportunity to extend subject to any necessary permissions. The remainder of the front garden is laid to lawn with mature planting.

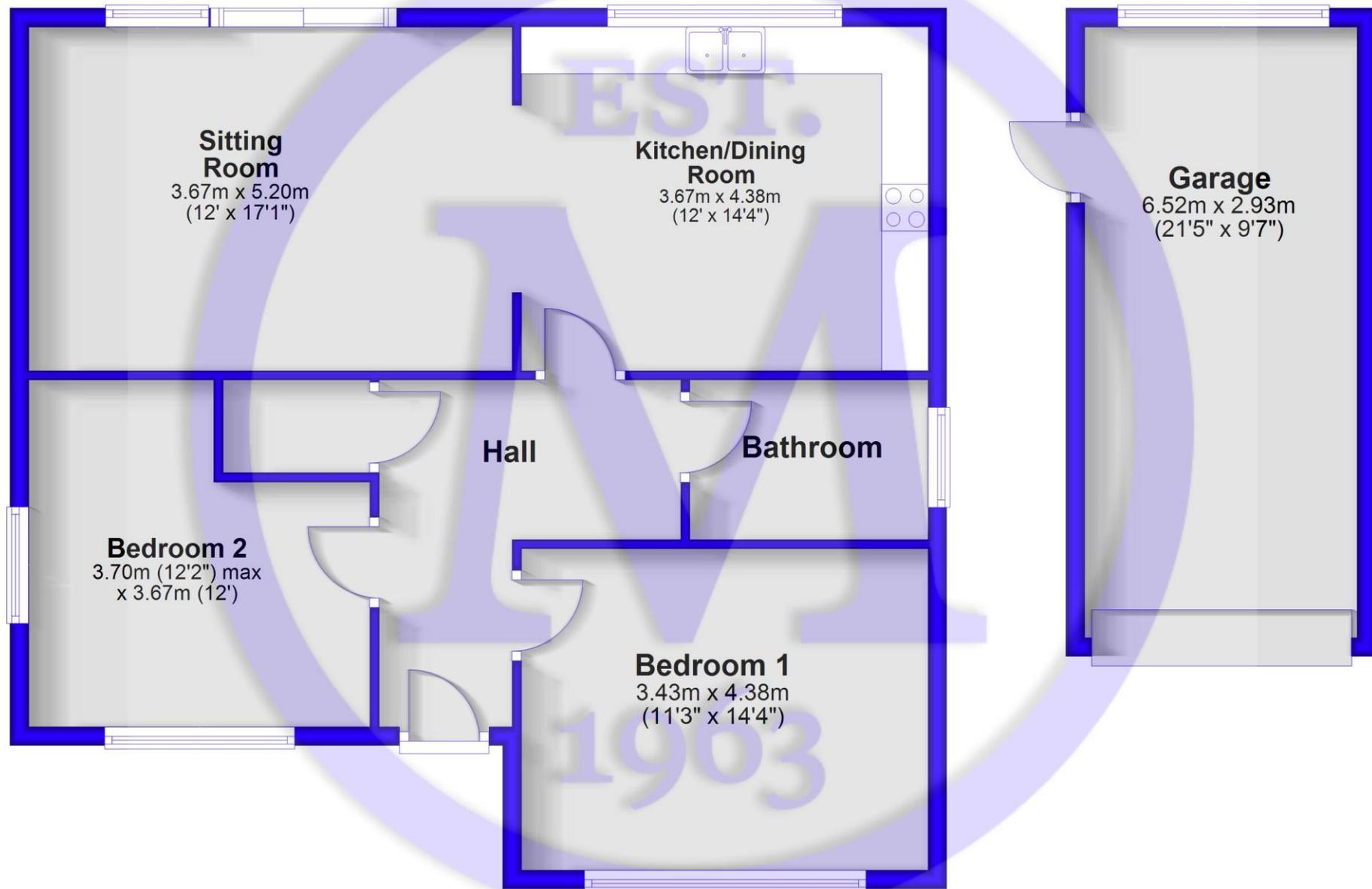
The rear garden is extremely private and secluded, with a sunny westerly aspect. It includes a single garage with an up and over door, power, and lighting, a large patio area, and the remainder of the garden is laid to lawn with mature planting, high level hedging, and fencing, ensuring excellent privacy. Additionally, there is a greenhouse and a summerhouse.

## *Services*

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

## Floor Plan

Approx. 98.1 sq. metres (1056.2 sq. feet)



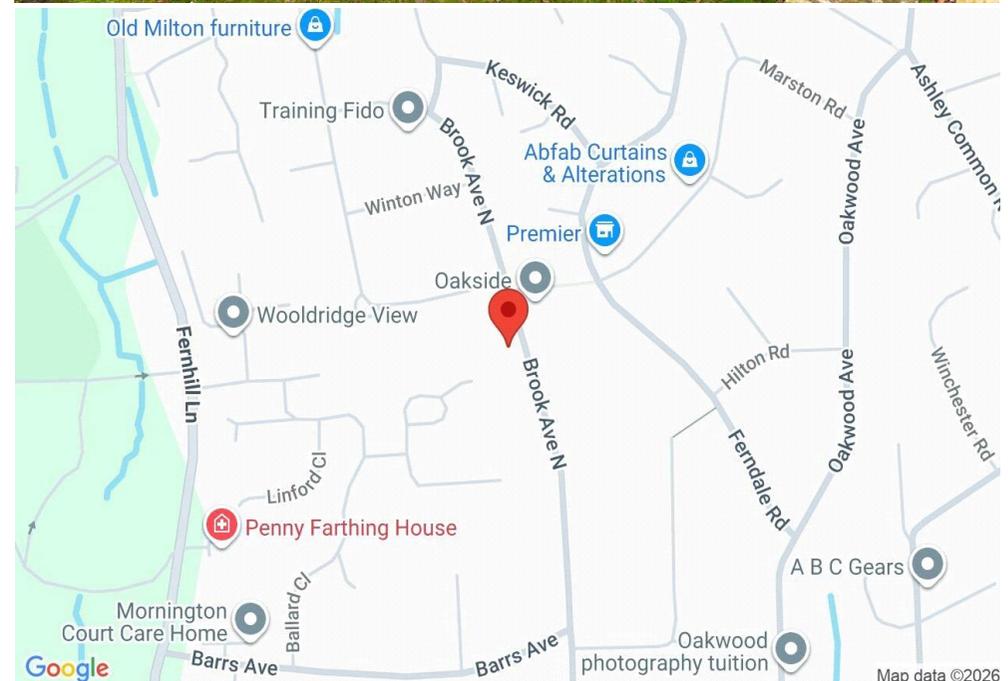
Total area: approx. 98.1 sq. metres (1056.2 sq. feet)

## 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 second right into Brook Avenue, then at the end, bear left into Brook Avenue North, where the property will be found on the left hand side.





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