



12, Waverley Road, New Milton, BH25 6PQ

£539,950

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*12 Waverley Road
New Milton
Hampshire
BH25 6PQ*

This spacious three double bedroom chalet bungalow is positioned on the south side of this highly sought after road and is just a short walk from New Milton town centre. The property offers bright and spacious accommodation, with features including an L-shaped sitting/dining room, a separate utility room, a ground floor master bedroom with an en-suite, a driveway, and a sunny, secluded south facing garden.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Utility Room
- Ground Floor Cloakroom
- Ground Master Bedroom
- En-Suite Shower Room
- Two First Floor Double Bedrooms
- Family Bathroom
- Driveway



The Property

Entrance hall with stairs to the first floor landing, an airing cupboard housing the hot water cylinder, and a double coats cupboard.

The sitting room is particularly spacious, with sliding patio doors leading into the conservatory, a fireplace with a gas point and brick surround, a TV aerial point, and an archway leading through to the dining room.

The dining room enjoys views over the rear garden and opens into the kitchen.

The kitchen is fitted with a range of timber effect wall and base units, a contrasting granite effect worktop, and a stainless steel sink with a mixer tap and drainer. Integrated appliances include a four burner electric hob with extractor fan and tiled splashback, and an undercounter oven. There is space and plumbing for a dishwasher and undercounter fridge, along with an understairs storage cupboard and access to the utility room.

The utility room has matching base units, a contrasting worktop, a stainless steel sink, a central heating boiler with controls, and an electrical consumer unit. There is space for a tall freestanding fridge/freezer, plumbing for a washing machine, and a UPVC door leading to the driveway and garage.

The ground floor cloakroom comprises a WC, a wall hung wash hand basin with tiled splashback, and a UPVC window.

The ground floor master bedroom is particularly spacious, with a bright double aspect, built-in wardrobes, and an en-suite shower room. The en-suite comprises a panelled bath with mixer tap and shower attachments, a glass shower screen, a pedestal wash hand basin, a WC, a chrome heated towel rail, and fully tiled walls.

On the first floor are two spacious double bedrooms, both benefiting from built-in storage.

The family bathroom comprises a panelled bath with mixer tap and shower attachments, a glass shower screen, a WC, a pedestal wash hand basin with mixer tap, a UPVC window, and a chrome heated towel rail.



Gardens & Grounds

To the front of the property is a generous garden with a shingle driveway, providing access to the single garage and off road parking for four to five vehicles. The remainder of the garden is laid to lawn, with high level hedging.

The rear garden enjoys a bright, sunny, southerly aspect, with a rear gate for access, a pedestrian door into the garage, a large area of lawn, and high level fencing and planting, making it extremely private and secluded.

This property is offered with vacant possession, and a viewing is highly recommended.



Services

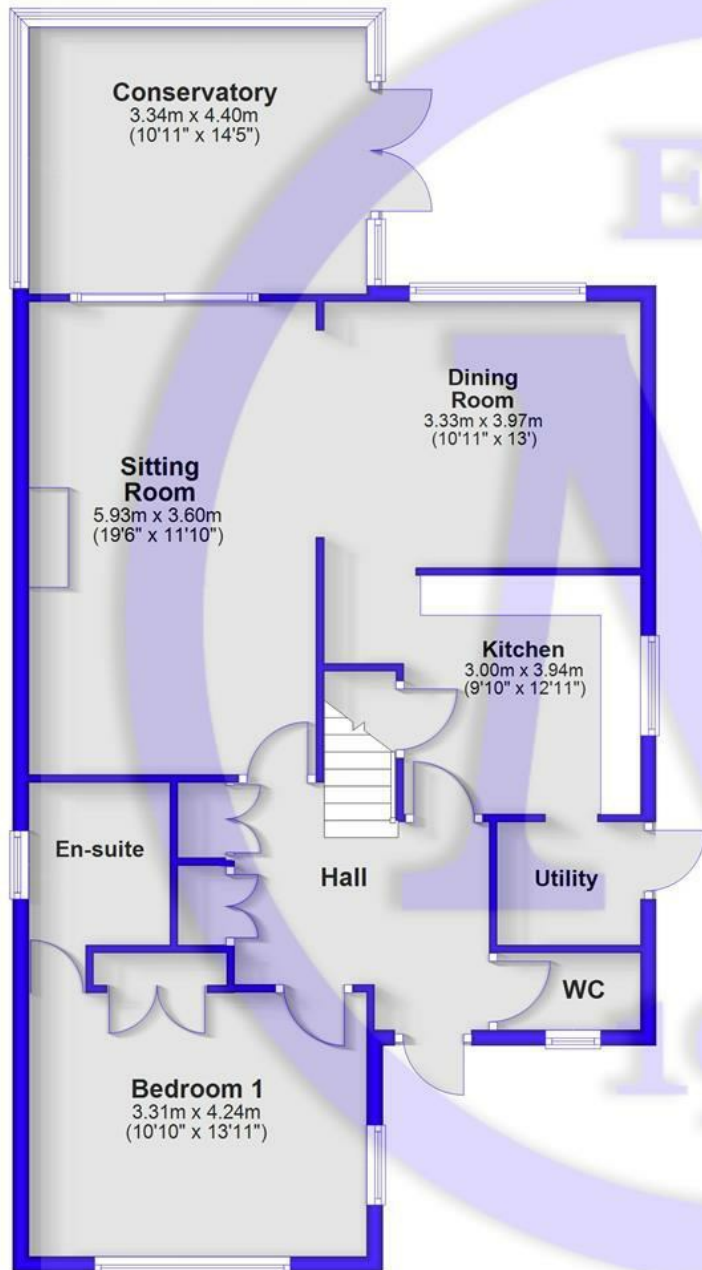
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating: C

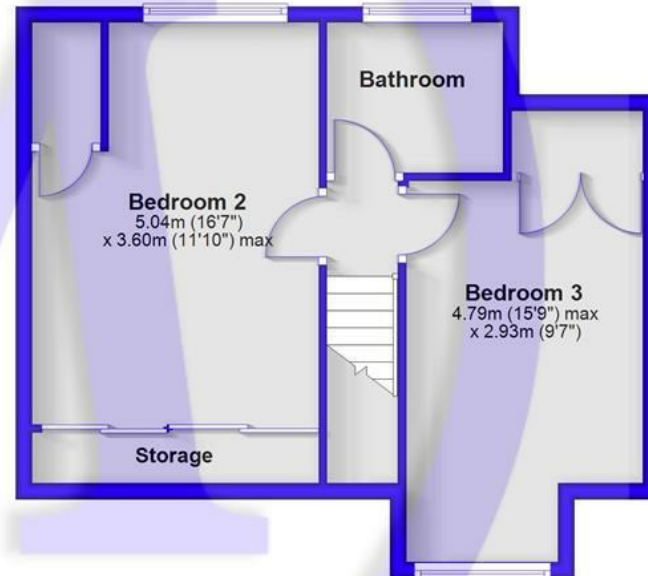
Ground Floor

Approx. 97.1 sq. metres (1045.2 sq. feet)

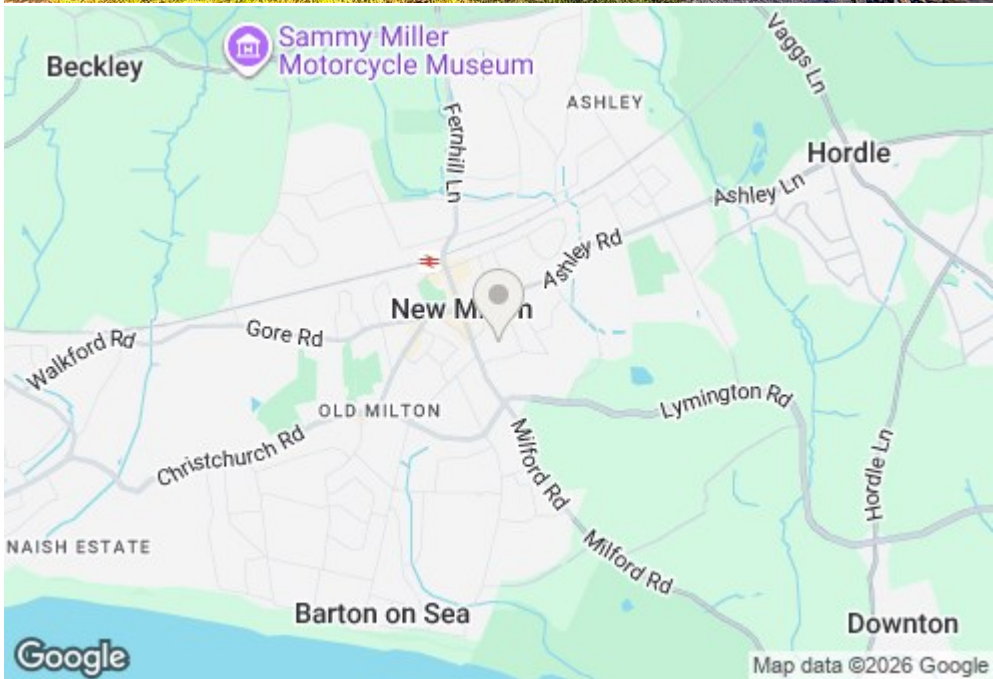


First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



Total area: approx. 141.4 sq. metres (1521.9 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.



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