



*1, Hobart Road, New Milton, BH25 6EF*

*£425,000*

**Mitchells**  
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*1 Hobart Road  
New Milton  
Hampshire  
BH25 6EF*

This fantastic and beautifully presented three bedroom detached bungalow is ideally situated just a short walk from the local schools and within walking distance of New Milton town centre. The property has undergone a complete refurbishment programme in recent years and now offers bright, modern accommodation with features including an impressive kitchen/dining room, a luxury bathroom, three double bedrooms, and a private, secluded garden.

- Entrance Hall
- Modern Kitchen
- Sitting Room
- Home Office/Play Area
- Family Bathroom
- Three Double Bedrooms
- Loft With Lighting & Storage
- Private Rear Garden
- Workshop/Storage
- Off Road Parking



## The Property

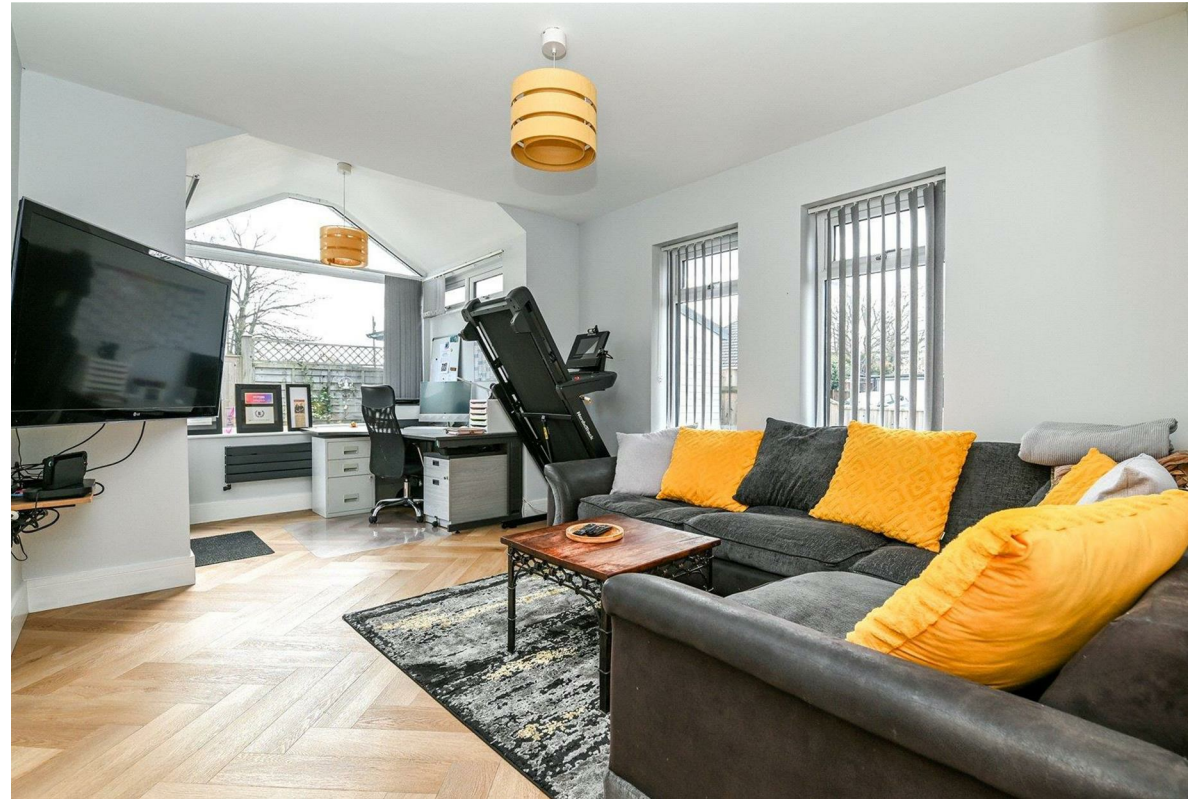
The entrance hall features useful shelving, a cupboard housing the electrical consumer unit, timber effect flooring that runs through the majority of the accommodation, and a hatch to the loft space with a drop down ladder. The loft is fitted with lighting, useful boarding for storage, and houses the central heating boiler.

The kitchen is fitted with a modern range of green shaker style wall and base units, a contrasting quartz effect worktop, and recessed ceiling spotlights. It includes a one and a half bowl sink with a mixer tap and drainer, ample space for a table and chairs, and a glazed door leading out to the rear garden. Integrated appliances include a four burner induction hob with an extractor fan above, a microwave, an eye level double oven, a tall stand up fridge/freezer, a dishwasher, and a washing machine.

The sitting room benefits from a bright triple aspect and a partially vaulted ceiling, with double casement doors leading out to the patio and rear garden, a TV aerial point, and ample space for an L-shaped sofa. There is a further area currently used as a home office, which would make an ideal play area or study if required.

The family bathroom has tiled flooring, fully tiled walls, and a modern suite comprising a WC with a hidden cistern, a wash hand basin with a mixer tap over and storage beneath, a panel bath with a mixer tap and handheld shower attachments, a corner shower cubicle with sliding glass doors and thermostatic shower attachments, a large heated towel rail, and a mirror fronted medicine cabinet with built-in lighting and a shaver point.

The bungalow benefits from three spacious double bedrooms, all with built-in storage. The master bedroom is situated at the front of the property and features two UPVC windows and a TV aerial point.





## *Gardens & Grounds*

To the front of the property is a low level fence with a pedestrian picket style gate, a paved pathway leading to the front door, and the remainder of the garden laid to ornamental stone.

To the rear of the property is a private and secluded garden featuring a large patio and high level fencing, providing excellent privacy. The rest of the garden is laid to lawn. The rear garden also gives access to a large workshop/storage area with a pitched roof, power, and lighting, and a glazed door provides entry.

A rear gate leads to the parking area, which offers off road parking for approximately two vehicles.

## *Services*

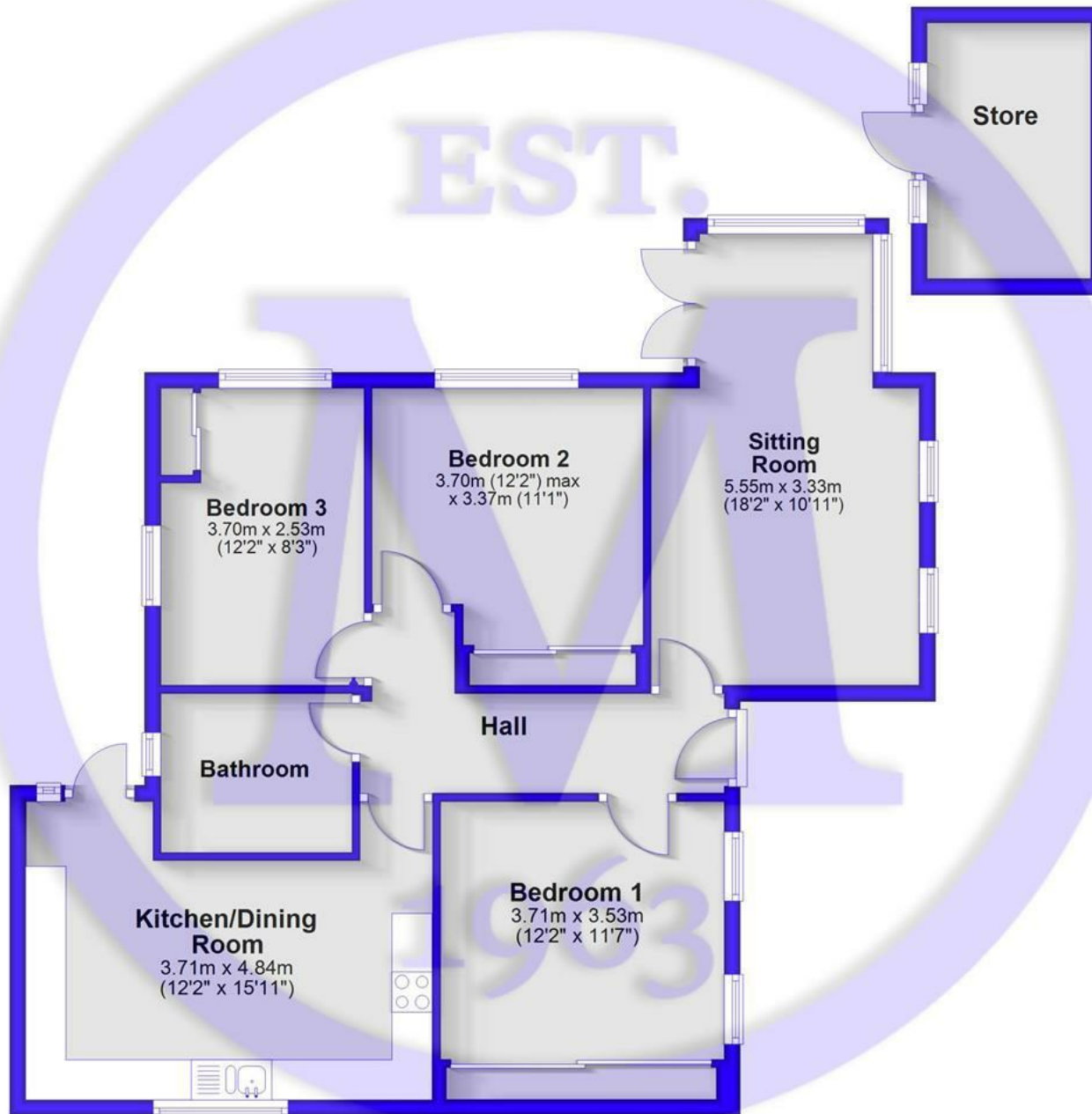
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: C

## Floor Plan

Approx. 87.0 sq. metres (936.6 sq. feet)



Total area: approx. 87.0 sq. metres (936.6 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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