



70, Lymington Road, New Milton, BH25 6PZ

£325,000

Mitchells

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*70 Lymington Road
New Milton
Hampshire
BH25 6PZ*

A deceptively spacious three bedroom house situated in a convenient location, within walking distance of local schools, New Milton town centre, and Barton on Sea clifftop and beach. The property has been modernised in recent years and offers a large sitting room, a dining room overlooking the rear garden, a good sized kitchen, a ground floor WC, three double bedrooms, an excellent shower room, and a garage in a nearby block. Vendor suited.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Ground Floor WC
- Three Bedrooms
- Modern Shower Room
- Rear Garden & Nearby Garage
- VENDOR SUITED



The Property

Entrance porch with tiled flooring and a UPVC double glazed front door.

Entrance hall with stairs to the first floor landing and a door leading to the modern ground floor WC.

Sitting room with a large feature window overlooking the front, a useful understairs storage cupboard, and ample space for furniture.

Dining room with UPVC double glazed sliding doors opening onto the rear garden.

Kitchen with tiled effect flooring, modern gloss wall and base units with a contrasting worktop, and a sink unit with a mixer tap and drainer. There is space for an American style fridge/freezer, and plumbing for a washing machine. Integrated appliances include a five burner gas hob with an extractor fan above, an eye level electric oven, and a sink unit with a mixer tap and drainer. There is also a door leading onto the rear garden.

First floor landing with a trap door to the roof space.

Three first floor bedrooms, with bedroom one benefiting from a generous amount of built-in wardrobes. Bedrooms two and three are situated at the rear of the property.

Modern shower room with tiled flooring, part tiled walls with Aquaboard panelling, and a suite comprising a WC, a pedestal wash hand basin with a mixer tap, and a large shower cubicle with glass doors.





Gardens & Grounds

The front of the property is mainly laid to a textured paved patio, with an area of shingle and colourful bulbs.

The rear garden is predominantly laid to lawn, with a patio area adjoining the rear of the property. A pathway leads to an additional space, ideal for outdoor entertaining, with raised flower beds at the bottom of the garden.

There is a garage located in a nearby block with an up and over door.



Services

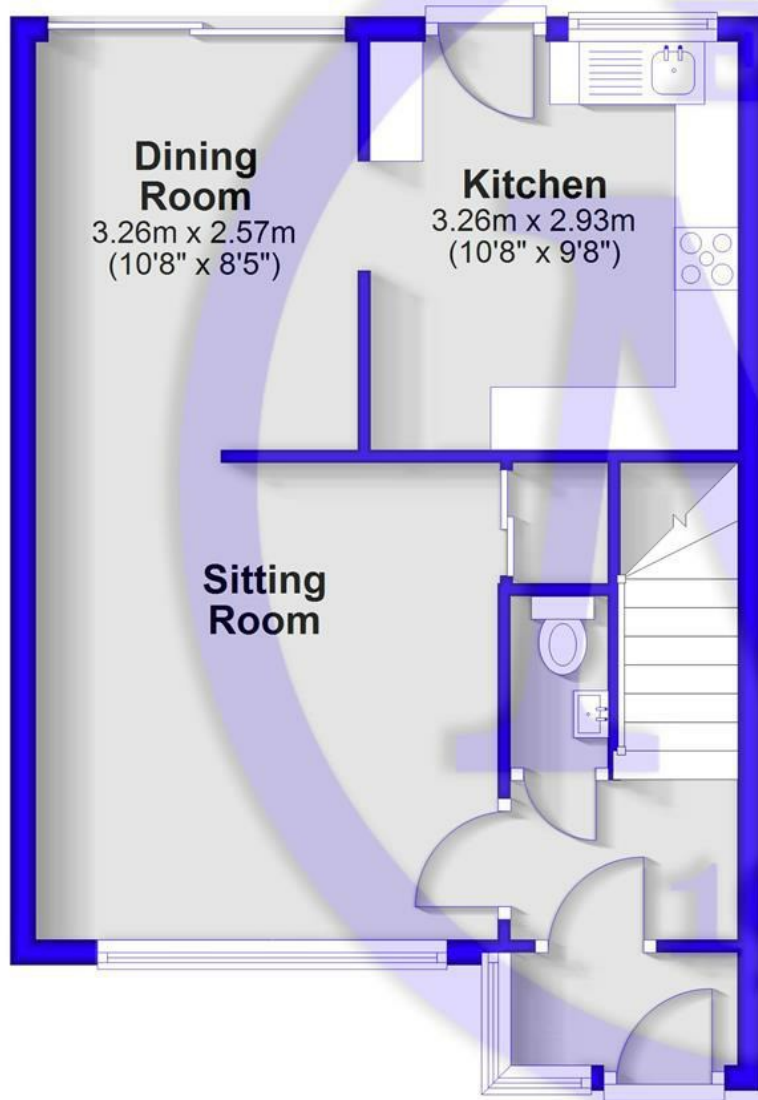
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating: D

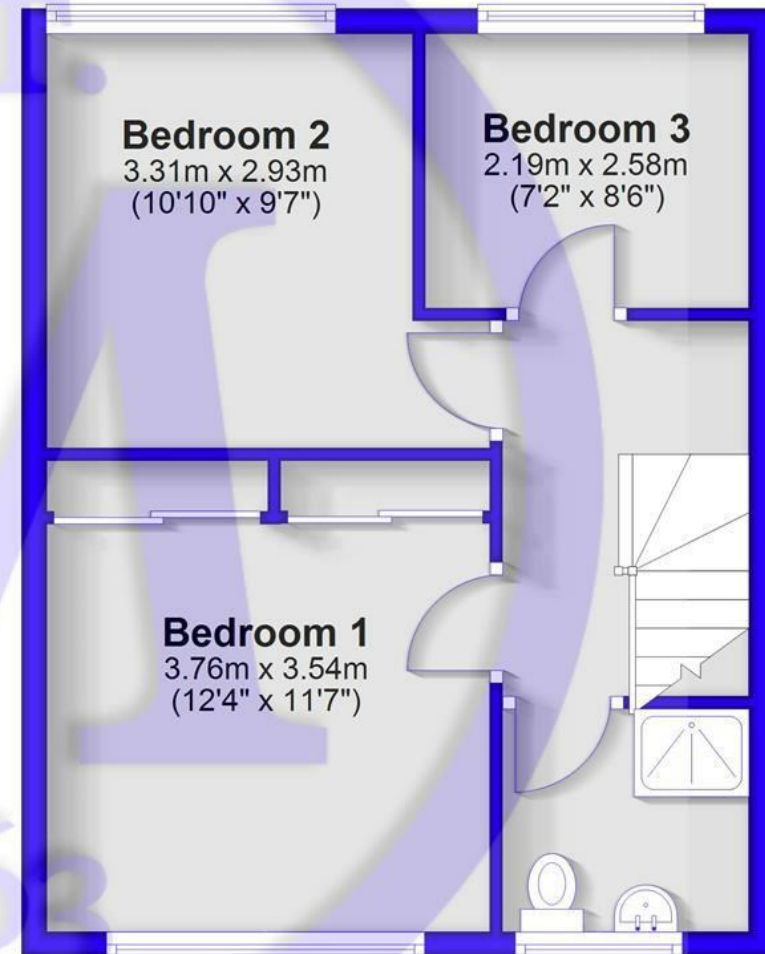
Ground Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 82.3 sq. metres (886.2 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.



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