



66 Brook Avenue North, New Milton, BH25 5HQ

£650,000

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*66 Brook Avenue North
New Milton
Hampshire
BH25 5HQ*

This highly deceptive and extremely versatile three/four bedroom chalet style property is situated on one of New Milton's premier roads, within walking distance of Ballard Lake, the town centre, and the mainline railway station. The property offers annexe potential and features a kitchen/breakfast room, a triple aspect sitting room, a ground floor master bedroom or separate annexe, a large secluded garden, and scope for extension.

- Ground Floor Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Ground Floor Double Bedroom
- Two En-Suite Shower Rooms
- Dining Room/Bedroom Four
- Family Bathroom
- Two First Floor Double Bedrooms
- Driveway
- Private & Secluded Garden



The Property

Entrance hall with stairs leading to the first floor landing, a double radiator, and central heating controls.

Ground floor cloakroom comprising a WC with a hidden cistern, a wall hung wash hand basin, a tiled splashback, and a radiator.

The kitchen is fitted with a range of solid wood wall and base units, a contrasting worktop, a ceramic sink with a mixer tap and drainer, and integrated appliances include a four burner gas hob with an extractor fan over, an undercounter oven, and a dishwasher. There is a double glazed door leading out to the patio and rear garden, a cupboard housing the Worcester combination boiler, space and plumbing for a tall stand up fridge/freezer and a washing machine, and double casement doors leading through to the conservatory, ample space for a four to six seater table and chairs, and double casement doors leading through to the sitting room.

The sitting room has a bright triple aspect with a feature fireplace containing an inset living flame gas fire, an attractive outlook over the rear garden, and a view to the front.

The conservatory is constructed of floor to ceiling double glazed windows, double casement doors leading out to the garden, and an insulated roof.

From the hall is access to the annexe or dining room with a UPVC window to the front and double doors through to the master bedroom with UPVC window to the front, UPVC double glazed door to the driveway and access to the en suite. The en suite is a particularly spacious room and benefits from a UPVC double glazed door which provides access to the garden.

First floor landing with a hatch to the loft space and an eaves storage cupboard.

Two spacious first floor double bedrooms, both benefiting from built-in storage. Bedroom two enjoys its own en-suite shower room and has access to further loft storage.

En-suite shower room with a walk-in shower, thermostatic shower attachments, a shower curtain, a pedestal wash hand basin, and a WC.

Family bathroom with an airing cupboard and a suite comprising a panel bath with a mixer tap and hand held shower attachments, a pedestal wash hand basin, a WC, fully tiled walls, and a UPVC window.





Gardens & Grounds

To the front of the property, there is a block paviour driveway providing off road parking for approximately three vehicles, accessed by a five bar gate with a dwarf brick wall to the front. There is a further lawned area and a side gate giving access to the rear garden.

The rear garden is a particular feature of this property, being extremely generous in size, private, and secluded due to high level fencing and planting. It includes mature fruit trees, a large storage shed, and a generous block-paviour patio area. The remainder of the garden is laid to lawn with mature, colourful planting.

The property offers ample scope for extension.

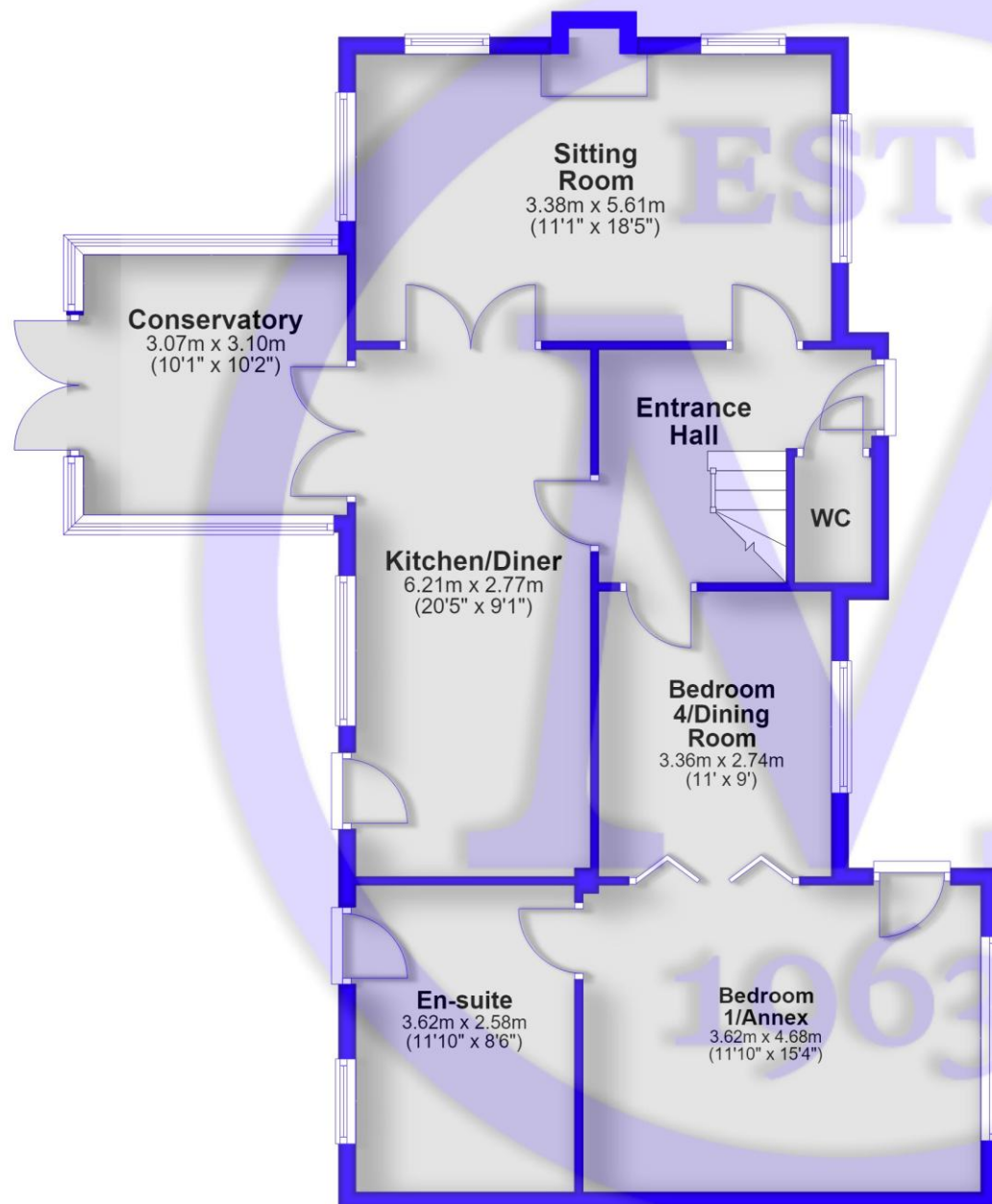
Services

- Mains gas, electricity, drainage and water
- Council Tax Band: E
- Energy Performance Rating: To be confirmed



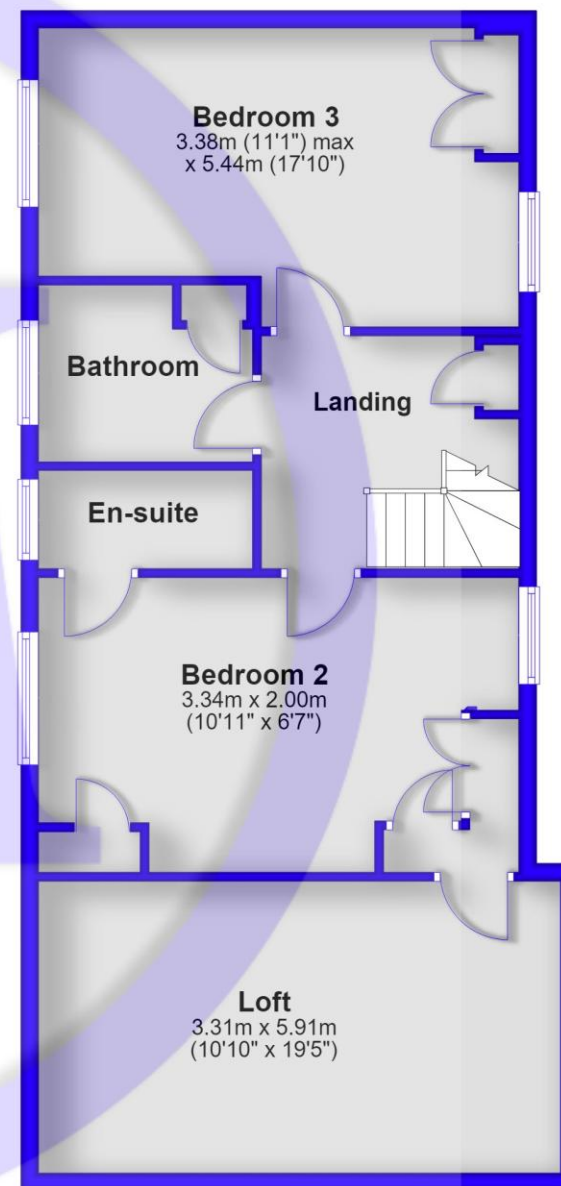
Ground Floor

Approx. 92.7 sq. metres (997.6 sq. feet)



First Floor

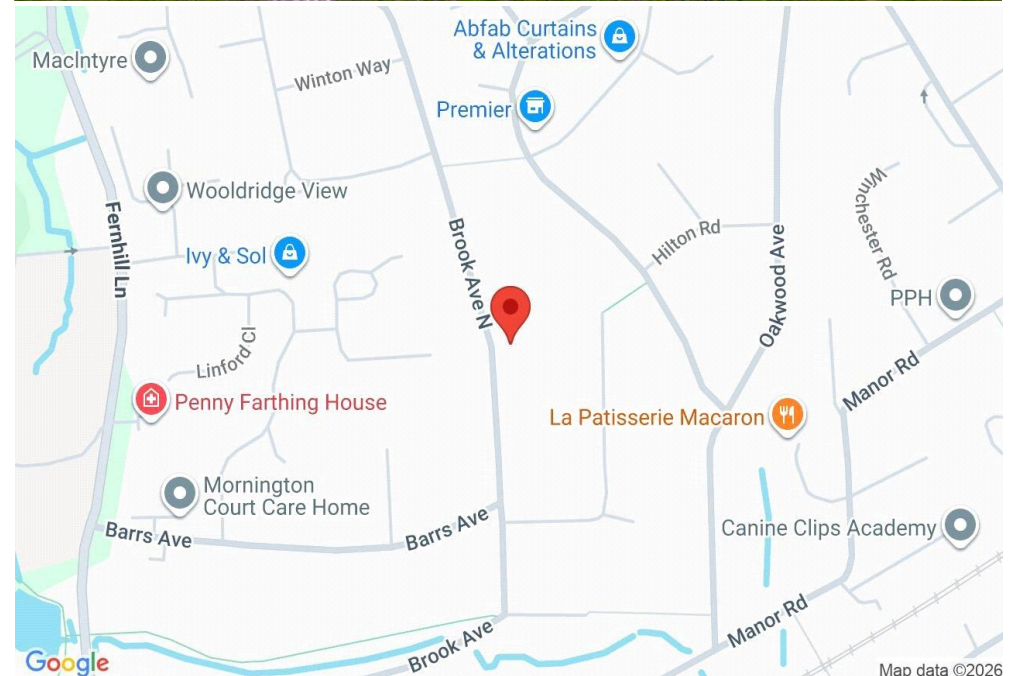
Approx. 72.1 sq. metres (776.1 sq. feet)



Total area: approx. 164.8 sq. metres (1773.8 sq. feet)

Situation

New Milton is a lively market town on Hampshire's west edge, right by the beautiful Solent coastline. You get amazing views across Christchurch Bay all the way to the Isle of Wight, plus fantastic coastal walks. The town's mainline railway station makes London Waterloo easy to reach in under two hours, perfect for commuters or anyone wanting seaside living. New Milton has great state and private schools, a 27-hole links-style golf course, and the famous Chewton Glen Hotel, making it a top spot for those moving to the coast.





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