



**62 Brook Avenue North, New Milton, Hampshire. BH25 5HQ**

**Guide Price £689,950**



**Ross Nicholas & Company Limited**  
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**62 Brook Avenue North, New Milton, Hampshire. BH25 5HQ**

**Guide Price £689,950**

A spacious four bedroom chalet residence set on a larger than average plot and offering the potential to extend subject to the necessary permissions. Located within a short walk of New Milton Town Centre. Features of the property include Entrance Hall, Sitting Room, Kitchen, Dining Room, Ground Floor Bedroom/Family Room. Ground Floor Shower Room. Three further Bedrooms to first Floor with main Bathroom, UPVC double glazing, Gas fired central heating, Garage, off road parking.





## ENTRANCE HALL

Accessed via UPVC double glazed front door with matching side screens. Electric consumer unit, panelled radiator, power points, staircase to first floor landing, under stairs storage cupboard, block flooring, wall mounted thermostatic control for central heating.

## SITTING ROOM (14' 0" X 10' 10") OR (4.27M X 3.30M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, panelled radiator, power points, recessed fire with stone hearth.

## BEDROOM 4/FAMILY ROOM (12' 3" X 14' 0" MAX) OR (3.74M X 4.27M MAX)

Ground floor Bedroom/Family Room. Aspect to the front elevation through UPVC double glazed bay window. Smooth finished ceiling, recessed lighting, double panelled radiator, power points, wall light points.

## KITCHEN (13' 5" X 11' 11") OR (4.09M X 3.62M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, Butler style sink with monobloc mixer tap set into a wood work surface with base drawers and cupboards beneath. Fitted Diplomat Range cooker with storage to side and work surfaces. Additional French Dresser style unit with base drawers and cupboards beneath and glazed display cupboards other. Recess for full height fridge/freezer, tiled flooring. Walk-in larder cupboard, ceiling light, wall mounted gas fired boiler, obscure UPVC glazed window to rear. Open way through to:

## BREAKFAST ROOM (10' 10" X 8' 7") OR (3.30M X 2.61M)

Aspect to the rear elevation through UPVC double glazed window and additional aspect to the side through obscure UPVC double glazed window. Smooth finished ceiling, ceiling light point, double panelled radiator, power points, block flooring.

## CONSERVATORY (29' 11" X 5' 11") OR (9.12M X 1.80M)

Extending along the rear of the property being mainly glazed with a Polycarbonate roof, tiled flooring. Recess for washing machine and tumble dryer, work surface, base cupboards and drawers beneath. Double opening double French doors providing access onto rear garden.

## SHOWER ROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light point, large walk-in shower cubicle with Mira shower unit, glazed shower screen, low level WC, pedestal wash hand basin, tiled flooring and heated towel rail.

## FIRST FLOOR LANDING

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, panelled radiator, eaves storage cupboard.

## BEDROOM 1 (12' 10" X 11' 1") OR (3.92M X 3.39M)

Aspect to the side elevation through UPVC double glazed window. Double panelled radiator, power points.

## BEDROOM 2 (13' 9" X 5' 11") OR (4.19M X 1.81M)

Aspect to the rear elevation through UPVC double glazed window, smooth finished ceiling, ceiling light point, power points.

## BEDROOM 3 (8' 11" X 8' 10") OR (2.72M X 2.68M)

Aspect to the front elevation through UPVC double glazed window, recessed lighting, power points.

## BATHROOM

Obscure double glazed window facing side, hatch to loft area, tiled wall surrounds, panelled bath unit with monobloc mixer tap, low level WC, pedestal wash hand basin with monobloc mixer tap, linen cupboard.

## OUTSIDE

The front elevation is designed for easy maintenance being mainly shingled with a brick wall located to the front boundary. Paved driveway providing off road parking for a number of cars and access to:

## GARAGE

Up and over door, power and light.

## REAR GARDEN

The rear garden is one of the main features of the property being mostly laid to lawn being enclosed by hedging and close board fencing to provide total seclusion. There is a paved patio area adjoining the rear of the property and pathways providing return access to the front boundary.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane taking the second turning right into Brook Avenue North.



PLEASE NOTE

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

TENURE

The resale tenure for this property is Freehold

COUNCIL TAX

The council tax for this property is band E

EPC RATING

The EPC rating for this property is D58



GROUND FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1493 sq.ft. (138.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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