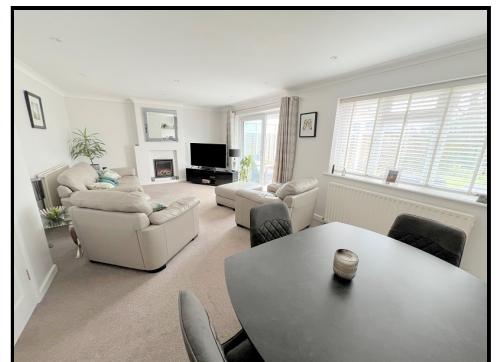




**3 Hilton Road, New Milton, Hampshire. BH25 5EZ**

**£570,000**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500







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**£570,000**

A very well presented four bedroom detached chalet residence situated in a popular residential area within a short walk of local shopping parade and easy access to New Milton and train station. Features of the property include Entrance Hall, Sitting/Dining Room, Conservatory, modern Kitchen, Ground floor Shower Room, Main Bathroom to first floor, off road parking, Garage, larger than average garden.





## ENTRANCE HALL

Composite front door provides access to Entrance Hall, aspect to the front elevation through UPVC double glazed window, staircase to first floor landing, under stairs storage cupboard with shelving, panelled radiator, additional storage cupboard with hanging rails and shelving. Thermostat for central heating, power points. Door providing access to:

## SITTING ROOM/DINING ROOM (13' 3" X 23' 4") OR (4.03M X 7.10M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, two double panelled radiators, power points, TV aerial point, recessed flame effect fire with remote control. Sliding double glazed patio doors providing access to:

## CONSERVATORY (10' 6" X 8' 5") OR (3.20M X 2.56M)

Glass roof, UPVC double glazed windows providing views over rear garden. Double opening doors providing access onto rear patio and garden beyond. Power points. Central ceiling light.

## KITCHEN (14' 4" X 9' 9") OR (4.38M X 2.98M)

Aspect to the rear elevation through UPVC double glazed window. Quartz work top extending along three walls with recessed composite sink. Mixer tap, base drawers and cupboards beneath. Recess for washing machine, integrated Bosch slimline dishwasher, Bosch electric oven with Bosch matching microwave over. Four ring induction hob with quartz splash back and extractor canopy over. Space for full height fridge/freezer, eye level storage cupboards housing Worcester Bosch boiler and consumer unit, UPVC double glazed door providing access onto rear patio and garden beyond. Door providing return access to Entrance Hall.

## BEDROOM 3 (11' 11" X 9' 11") OR (3.64M X 3.03M)

Aspect to the front elevation through UPVC double glazed window, panelled radiator, ceiling light and power points.

## BEDROOM FOUR / STUDY (9' 11" X 11' 11") OR (3.01M X 3.63M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator.

## SHOWER ROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, recessed lighting, extractor fan, fully tiled wall surrounds, large walk-in shower cubicle with rain effect shower head and hand held shower attachment. Heated towel rail, large glazed shower screen, low level WC with concealed cistern set into a unit extending along two walls with storage cupboards beneath and having a Rak wash hand basin with monobloc mixer tap, wall mounted mirror with light over, tiled flooring.

## FIRST FLOOR LANDING

Smooth finished ceiling, ceiling light, smoke detector, hatch to loft area. Airing cupboard housing Megaflow hot water cylinder with slatted shelving over, programmer and time clock for central heating and fitted immersion.

## BEDROOM 1 (14' 4" X 15' 6") OR (4.38M X 4.72M)

Aspect to both front and rear elevations through UPVC double glazed windows. Double panelled radiator, power points, eaves storage cupboard.

## BEDROOM 2 (14' 4" X 9' 11") OR (4.38M X 3.02M)

Aspect to the front and rear elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling light, double panelled radiator, power points.

## BATHROOM

Obscure UPVC double glazed window to rear, smooth finished ceiling, recessed lighting, panelled bath unit with monobloc mixer tap, part tiled wall surrounds, wash hand basin with monobloc mixer tap with mirror over and storage cupboards beneath, low level WC with concealed cistern and display over, panelled radiator.

## OUTSIDE

The front garden is mainly laid to lawn with a selection of shrub and flower beds. Brick paved driveway providing off road parking for two to three cars and access to the front door. The driveway provides access along the side elevation through double opening gates providing additional parking, outside lighting and water tap. Access to:

## GARAGE

Up and over door, power and light. obscure UPVC double glazed window to side with matching door providing access to rear garden.

## REAR GARDEN

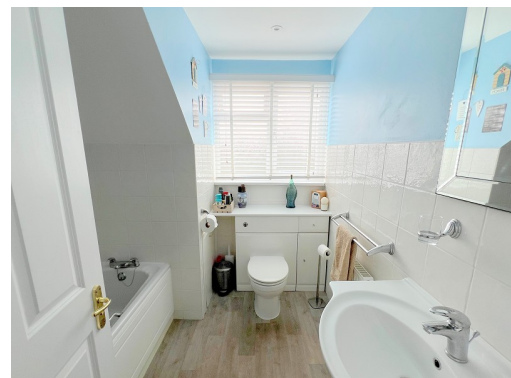
There is a paved patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of well stocked shrub and flower beds. The garden is enclosed behind both panelled and close board fencing, outside twin power point, lighting and outbuildings including timber shed and summer house.

## VIEWING ARRANGEMENTS

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

## DIRECTIONAL NOTE

Turn left at the traffic lights into Station Road proceed over the railway bridge turning right into Manor Road. Proceed down Manor Road turning left into Oakwood Avenue and then take the second turning left into Hilton Road.



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. 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.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 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 D

EPC RATING

The EPC rating for this property is E54



GROUND FLOOR  
919 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1398 sq.ft. (129.8 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.