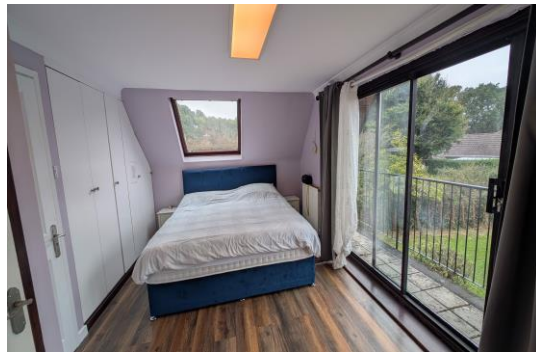




**Fir Avenue
New Milton, BH25 6EU**

Guide Price £610,000

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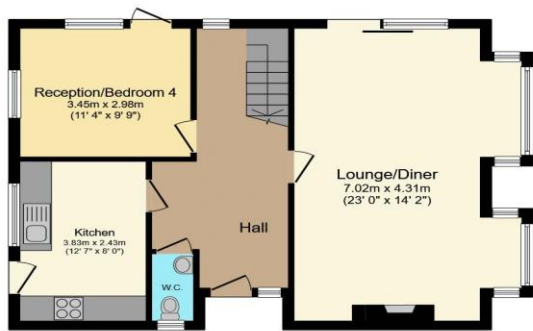


MAIN FEATURES:

- **Attractive Detached House**
- **Garage Converted to Provide Additional Accommodation, Including a Kitchenette & Shower Room**
- **Good Size lounge/Diner**
- **Reception Room/Bedroom Four**
- **Master Bedroom Benefitting from a Balcony & En-suite**
- **Two Further Bedrooms & Family**

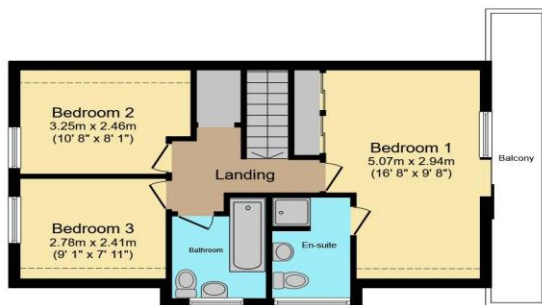
Situated in a sought-after residential location, this impressive detached property offers versatile accommodation and a wealth of features, making it an ideal choice for families or those seeking multi-generational living. The property benefits from a garage conversion, now providing additional accommodation complete with a convenient kitchenette and shower room – perfect as a guest suite, home office or independent space for relatives. The ground floor comprises a spacious lounge/diner with ample room for entertaining, along with a separate reception room that could serve as a fourth bedroom if required and good size fitted kitchen. Upstairs, the master bedroom enjoys the luxury of a private balcony and en-suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom with WC. Outside, the house is complemented by well-maintained wraparound gardens, offering both privacy and space for relaxation or outdoor dining. The generous driveway provides ample off-road parking for several vehicles, enhancing the home's practicality.

Fir Avenue enjoys a desirable position, close to the vibrant coastal town of New Milton. Residents benefit from an excellent range of local amenities including shops, cafés, leisure facilities and well-regarded schools. The stunning beaches and clifftop walks of Barton-on-Sea are only a short drive away, while the New Forest National Park offers endless opportunities for walking, cycling and outdoor pursuits. Commuters will appreciate the mainline railway station at New Milton, providing direct services to London Waterloo. This property combines comfort, convenience and lifestyle – a superb opportunity not to be missed.



Ground Floor

Floor area 63.1 sq.m. (679 sq.ft.) approx



First Floor

Floor area 45.4 sq.m. (489 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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