



*31, Brownsea Close, New Milton, BH25 5UG*

*£329,950*

**Mitchells**

1963 — TODAY



*31 Brownsea Close  
New Milton  
Hampshire  
BH25 5UG*

A modern three bedroom family home situated on a popular modern development within easy reach of the local schools, the town centre and the mainline railway station. Other features of the property include a good sized rear garden enjoying a sunny aspect, a large sitting room with a casement door onto the patio, a kitchen/dining room, a ground floor cloakroom, a garage and the property is offered with no forward chain.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- Garage
- Private Gardens
- No Forward Chain



## The Property

Entrance hall with a UPVC double glazed front door, stairs to the first floor, timber effect flooring, understairs storage cupboard and a cloaks cupboard.

Lovely sitting room with timber effect flooring, timber fireplace with a marble backing and hearth and an inset living flame gas fire, a casement door onto the patio and an outlook over the rear garden.

Good sized kitchen/dining room fitted with a range of lined oak wall and base units with a contrasting dark worktop and an inset one and half bowl sink unit with mixer tap over, integrated electric oven, gas hob and extractor, space for washing machine, integrated dishwasher, fridge and separate freezer, tiled flooring, under cupboard lighting and ample room for a dining table.

Ground floor cloakroom fitted with a white suite.

First floor landing with trap to the roof space with lighting, good ventilation, boarded with carpet for storage and is accessed by a pull down ladder.

Three first floor bedrooms.

Fully tiled bathroom comprising a corner bath with a mixer tap and shower attachment over, separate shower cubicle with a thermostatic control shower, wash basin, WC, tiled flooring, recessed ceiling spotlights, extractor fan and a chrome ladder style heated towel rail.





## *Gardens & Grounds*

There is a small area of garden to the front laid mainly to lawn for ease of maintenance.

Adjoining the rear of the property is a good sized area of textured paved patio with the remainder laid mainly to lawn with raised shrub borders, timber garden shed and timber gated providing rear access, all enjoying a lovely sunny aspect.

There is a nearby garage with a pitched roof and up and over door.

## *Services*

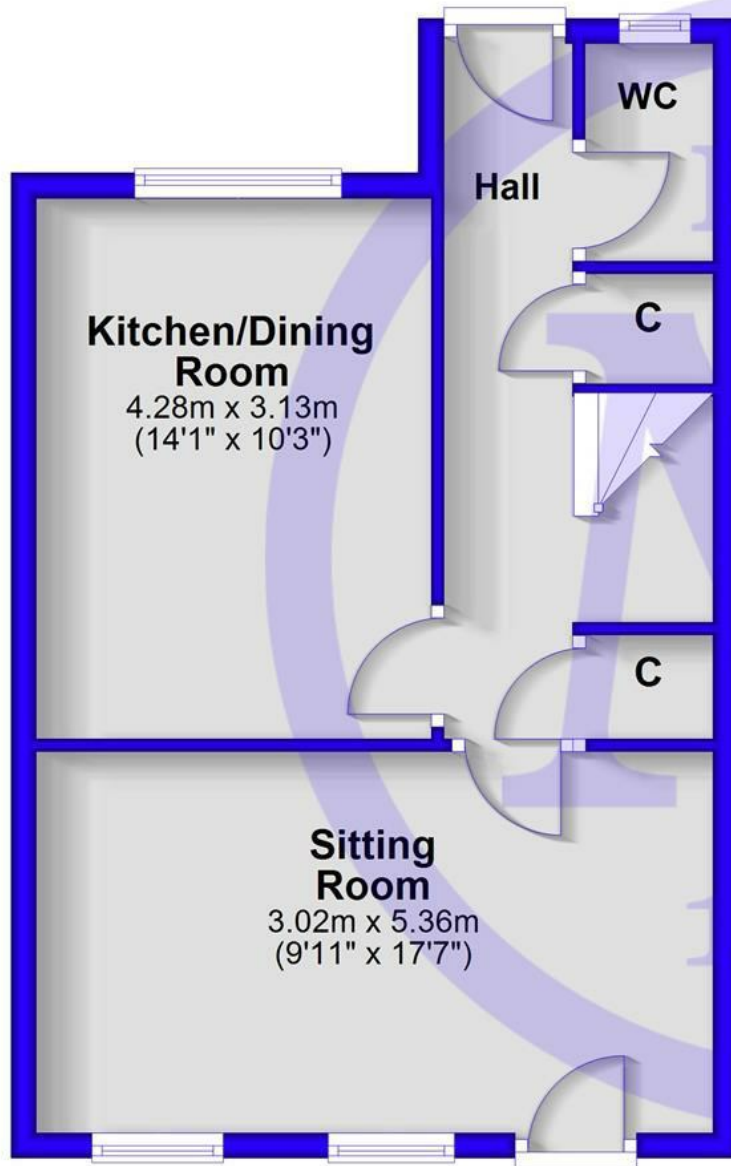
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating:

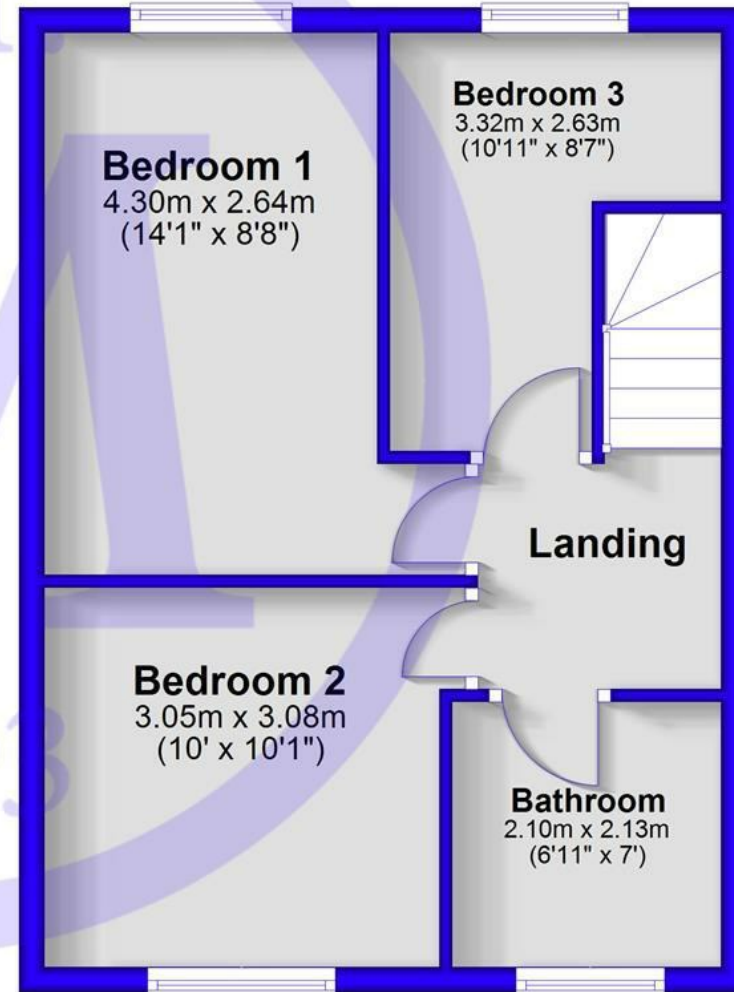
## Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 82.0 sq. metres (883.1 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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