



*2, Albert Road, New Milton, BH25 6SP*

*£575,000*

**Mitchells**  
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*2 Albert Road  
New Milton  
Hampshire  
BH25 6SP*

A traditional and characterful four bedroom, three reception room family house, situated in a popular position within easy reach of New Milton town centre and local schools. This property sits on a superb, large plot, and other features include an impressive modern kitchen/dining room, a utility room, a ground floor study, a large UPVC double glazed conservatory, character features, and a timber garden building suitable for use as a home office, hobbies room, etc.

- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Utility Room
- Cloakroom
- Conservatory
- Study
- Four Bedrooms
- Bathroom



## The Property

Entrance porch with a double glazed front door and tiled flooring.

Entrance hall with a feature hardwood front door, stairs to the first floor, understairs storage cupboard, and exposed timber flooring.

A beautiful sitting room benefits from a double aspect and a large bay window, along with a brick fireplace featuring a timber mantle, tiled hearth, and an inset Clearview woodburning stove.

The dining room has tiled flooring, a built-in dresser unit, and a wide arch leading to a kitchen fitted with a wide range of modern grey wall and base units, a contrasting timber effect worktop, an inset one and a half bowl sink unit with mixer tap over, space for a washing machine, integrated five burner gas hob, double electric oven, under cupboard lighting, part tiled walls, recessed ceiling spotlights, integrated dishwasher, and an outlook over the rear garden.

A large conservatory with cavity brick walls, UPVC double glazed windows, a pitched glass roof, a Clearview woodburning stove, and a lovely view over the rear garden.

A useful separate utility room provides a range of built-in storage, space and plumbing for a washing machine, and a UPVC double glazed door to the outside.

The ground floor study has timber effect flooring and an outlook to the front. The ground floor cloakroom is fitted with a white suite.

The first floor landing includes a trap to the roof space and an airing cupboard.

There are four first floor bedrooms, with the spacious main bedroom benefiting from a double aspect, UPVC double glazed bay window, and a cast iron fireplace.

The bathroom is fitted with a modern white suite comprising a tiled panel bath with shower over and glass shower screen, wash basin with storage beneath, WC, contemporary radiator, tiled flooring, recessed ceiling spotlights, and extractor fan.





## *Gardens & Grounds*

The property sits on a good sized and mature plot, with the front garden mainly laid to shingle, providing off road parking.

Adjoining the rear of the property is an area of paved patio, leading to a good sized lawn with a central paved pathway and decorative brick edging. There is a large timber garden shed, a superb timber garden building suitable for a garden office or hobbies room, a log store, and a second timber garden structure. The rear garden is a fantastic size and enjoys a good degree of privacy and seclusion.

## *Services*

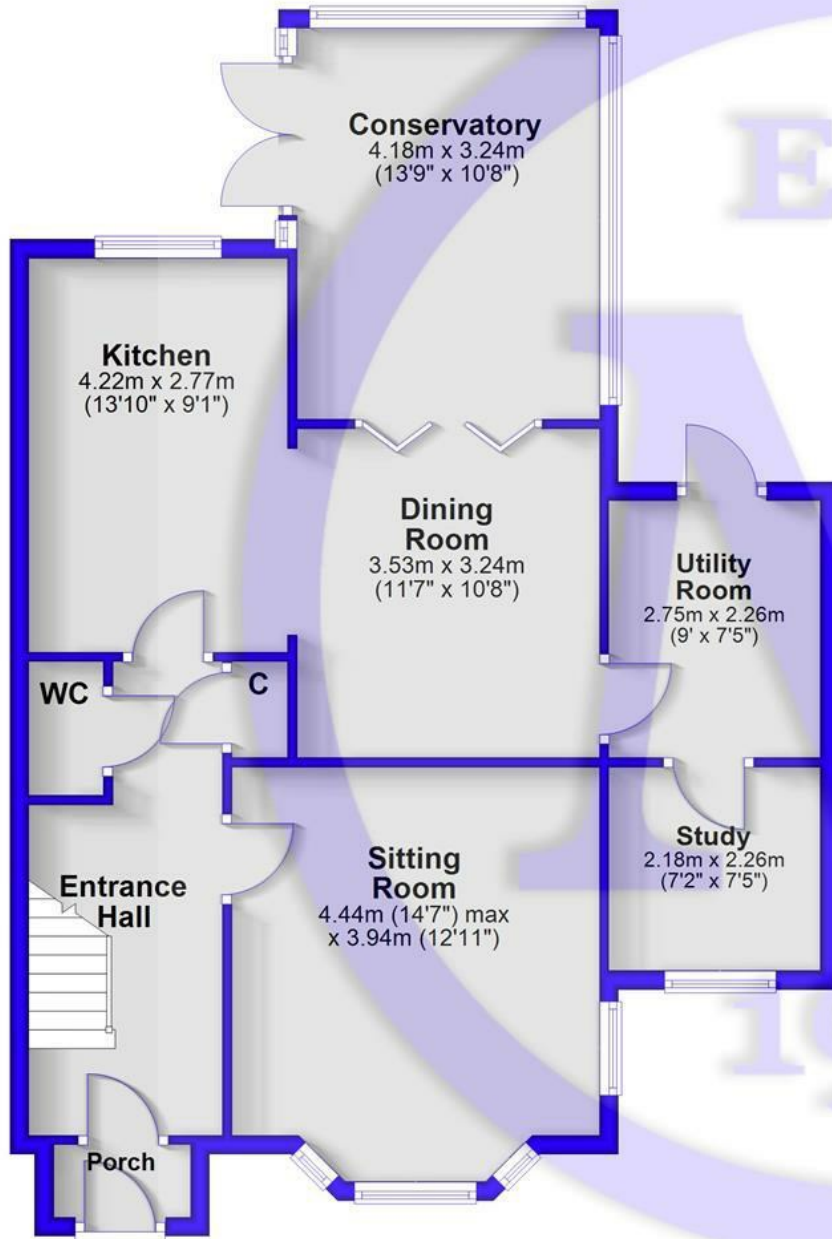
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: D

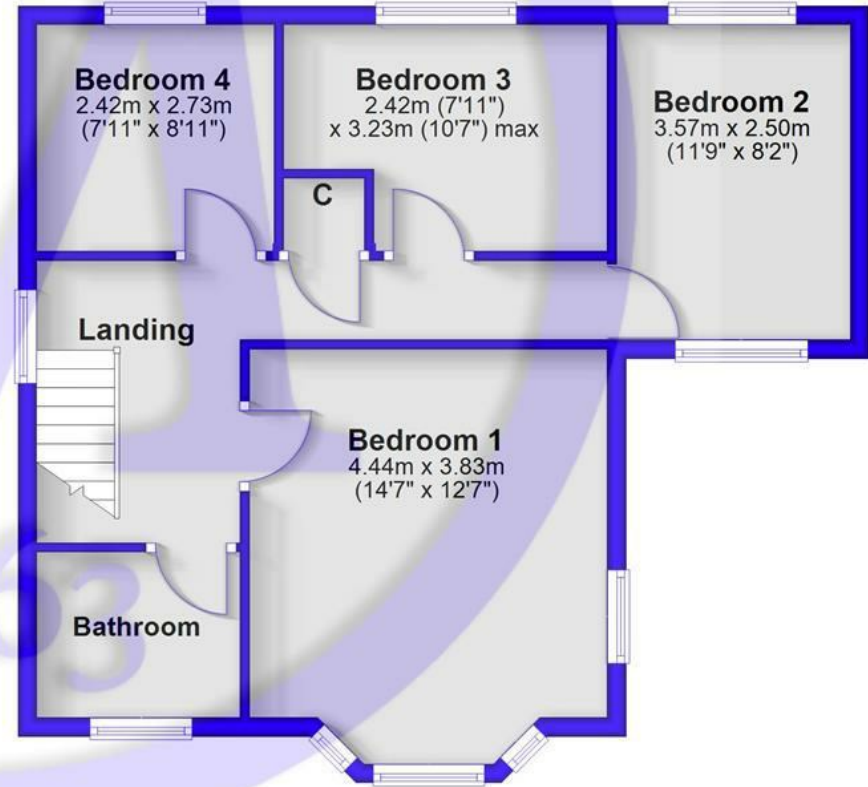
### Ground Floor

Approx. 79.4 sq. metres (855.0 sq. feet)



### First Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



Total area: approx. 134.8 sq. metres (1451.3 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.



[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

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