



*41, Chatsworth Way, New Milton, BH25 5UL*

*£280,000*

**Mitchells**  
1963 — TODAY



*41 Chatsworth Way  
New Milton  
Hampshire  
BH25 5UL*

A well presented two bedroom semi-detached house situated in a quiet cul-de-sac, within walking distance of local amenities and New Milton town centre. The property offers a large sitting room, a kitchen/dining room with a door leading to the rear garden, two double bedrooms, and a shower room. An internal viewing is highly recommended.

- Entrance hall
- Sitting Room
- Kitchen/Dining Room
- First Floor Landing
- Two Double Bedrooms
- Modern Shower Room
- Private Rear Garden



## The Property

Entrance hall with timber effect flooring and a useful storage cupboard, carpeted flooring, and stairs leading to the first floor landing.

The sitting room is an excellent size and includes a useful understairs storage cupboard.

The kitchen/dining room has tile effect flooring and a good range of wall and base units with a contrasting worktop, an induction hob, and an under counter oven. There is a stainless steel sink unit with a mixer tap and drainer, a UPVC double glazed window overlooking the rear garden, and a casement door providing access. There is space for a four seater dining table and chairs.

The first floor landing has a hatch to the roof space and an airing cupboard housing the Worcester Bosch combination boiler with slatted shelving.

Two double bedrooms, with bedroom one situated at the front of the property, while bedroom two enjoys an outlook over the rear garden.

Shower room with a UPVC double glazed window, an extractor fan, tile effect flooring, and a suite comprising a walk-in shower with an independent electric shower, a WC, a chrome ladder style heated towel rail, and a pedestal wash hand basin with a mixer tap.





## *Gardens & Grounds*

To the front of the property is a small lawn area with a paved pathway leading to the front door. There is a useful porch with a meter cupboard.

A tarmac pathway to the side of the property leads to the rear garden gate.

The rear garden benefits from a westerly aspect and an excellent degree of privacy. It is mainly laid to lawn with a patio area adjoining the rear of the property. At the bottom of the garden is a timber garden shed.

## *Services*

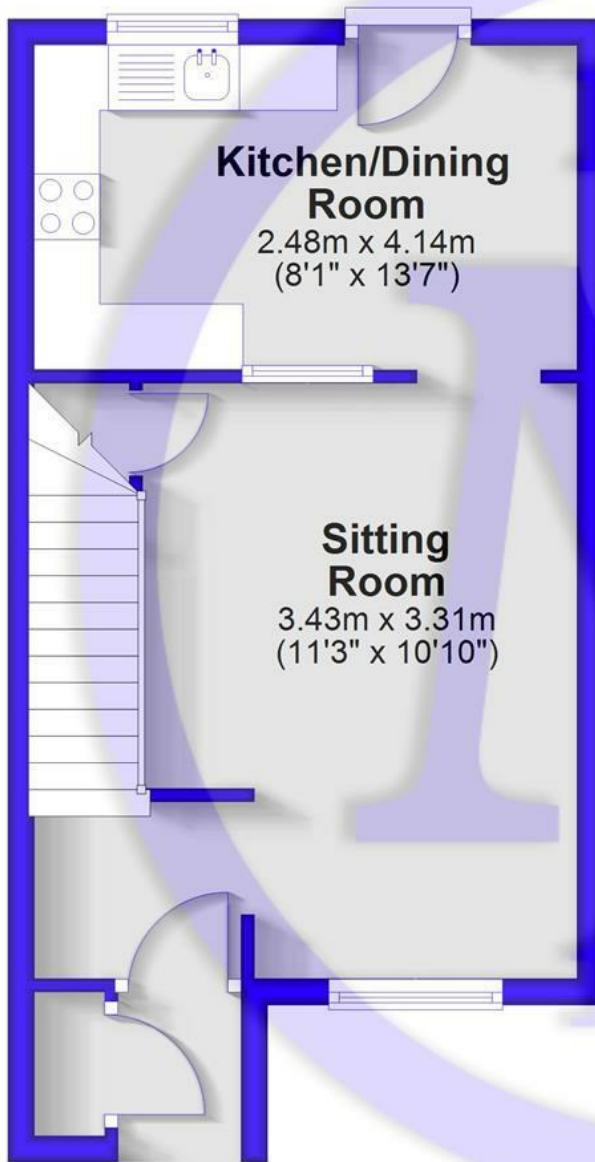
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating:

## Ground Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



### Kitchen/Dining Room

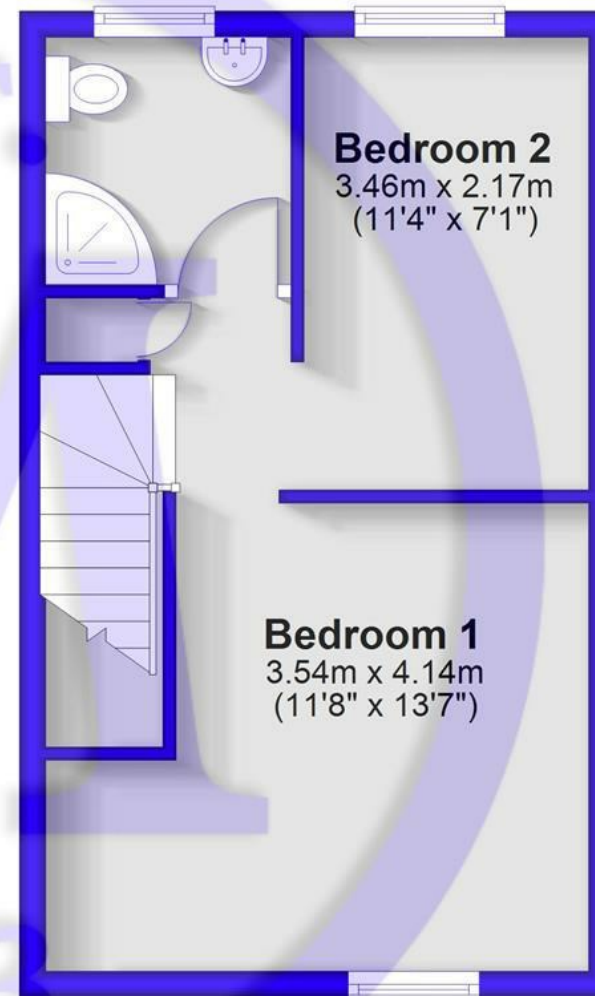
2.48m x 4.14m  
(8'1" x 13'7")

### Sitting Room

3.43m x 3.31m  
(11'3" x 10'10")

## First Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



### Bedroom 2

3.46m x 2.17m  
(11'4" x 7'1")

### Bedroom 1

3.54m x 4.14m  
(11'8" x 13'7")

Total area: approx. 60.9 sq. metres (655.5 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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