

# 2 HAVEN GARDENS

NEW MILTON, HAMPSHIRE, BH25 6HF









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New Milton, Hampshire, BH25 6HF

A superbly positioned older style three/four bedroom detached characterful chalet bungalow situated in this prime and peaceful position within easy walking distance of New Milton town centre. The property is now in need of modernisation and refurbishment and offers an excellent opportunity to create your own bespoke home in this highly sought after position. Other features of the property include UPVC double glazing, garage and driveway, good sized plot enjoying a high degree of privacy.

- Entrance Hall • Sitting Room • Dining Room/Bedroom Four • Kitchen • Ground Floor Bedroom • Ground Floor Bathroom • WC
- First Floor Landing • Three First Floor Bedrooms • First Floor Cloakroom
- Detached Garage • Off Road Parking • Private Gardens



£525,000



## The Property

Spacious entrance hall with stairs to the first floor, understairs storage cupboard and UPVC double glazed front door.

Attractive double aspect sitting room with feature recessed arches and UPVC double glazed bay window providing an outlook over the rear garden.

Good sized kitchen fitted with a range of storage cupboards and with scope to be modernised to create a lovely kitchen/breakfast room overlooking the rear garden.

Double aspect dining room/bedroom four with built in storage.

Ground floor double aspect bedroom.

Ground floor bathroom and separate cloakroom in need of modernisation.

First floor landing with trap to the roof space and access to eaves storage.

Three first floor bedrooms with the larger bedroom having excellent walk-in storage.

First floor cloakroom.

No forward chain.







## Gardens & Grounds

The property sits on the prominent and private corner plot extending to three sides of the property with the front garden laid mainly to lawn with mature hedging providing privacy from the road, crazy paved pathway leads to the front door. The rear garden is again laid mainly to lawn with mature hedging, a good degree of privacy and facing a sunny southerly direction. Workshop with both power and light. Driveway providing off road parking and leading to the detached garage.

## Services

Mains gas, electric, drainage and water

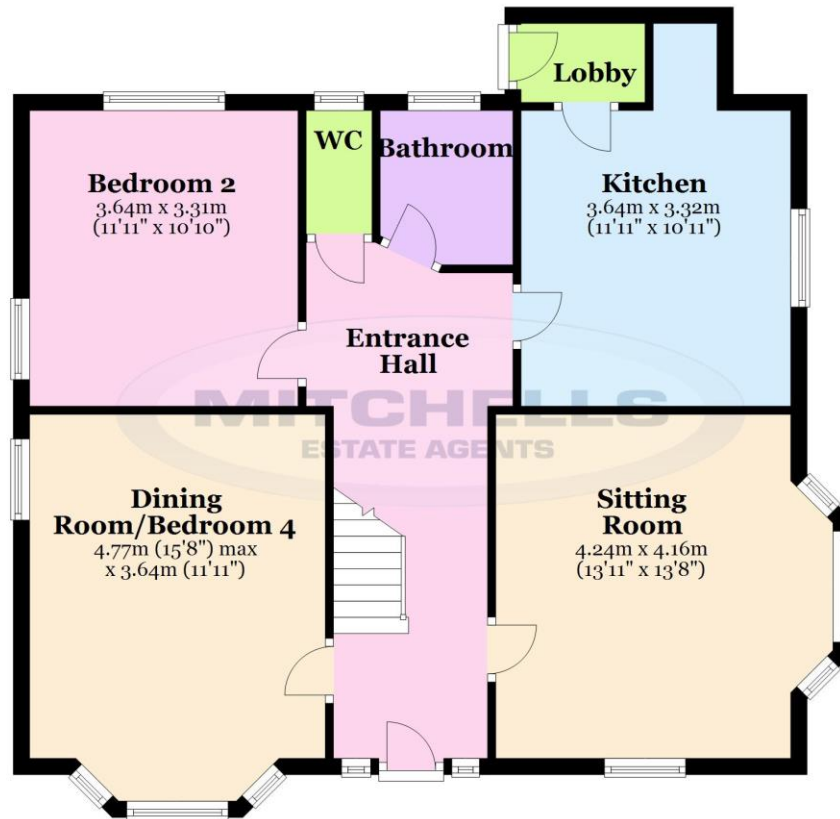
Council Tax Band E

Energy Performance Rating TBC



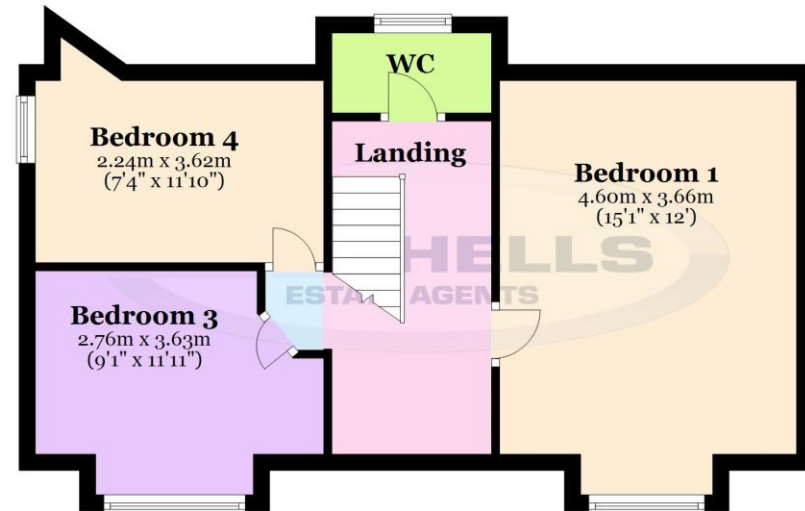
## Ground Floor

Approx. 79.6 sq. metres (856.7 sq. feet)



## First Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



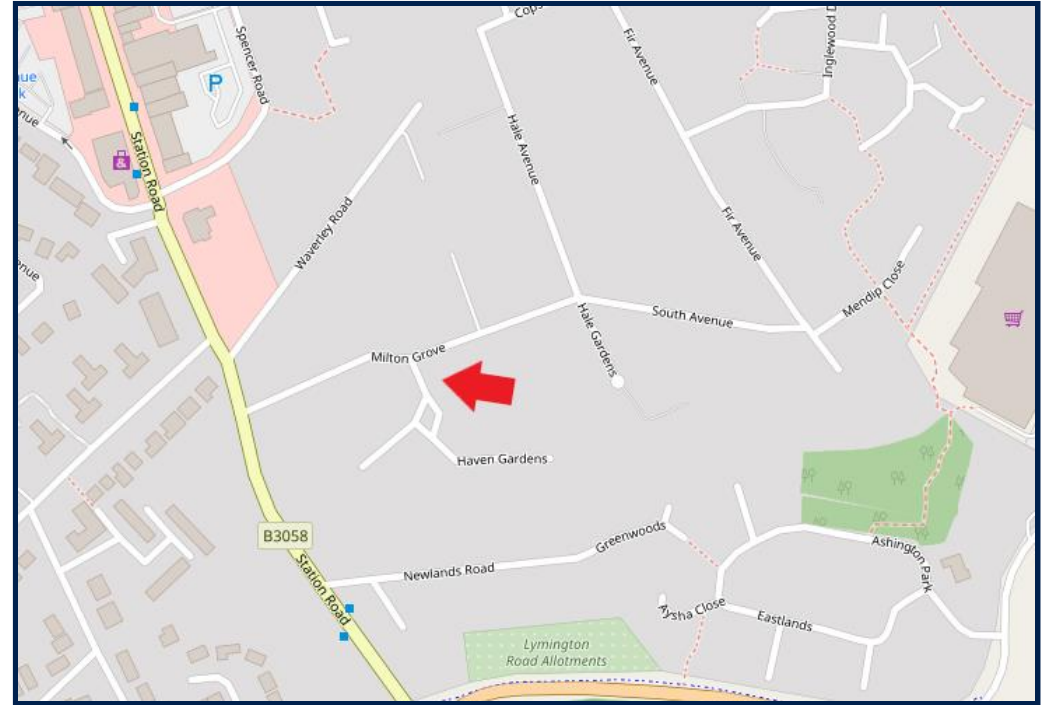
Total area: approx. 125.9 sq. metres (1355.2 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'

Plan produced using PlanUp.

**2 Haven Gardens, New Milton**





## Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

## Directions

From Mitchells turn right at the traffic lights and proceed along Station Road, take the second turning left into Milton Grove, first right into Haven Gardens where the property will be found immediately on the left hand side.







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