



5 South Avenue, New Milton, Hampshire. BH25 6EY

£685,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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A spacious well presented detached four bedroom chalet bungalow situated in a convenient location within a few minutes walk of New Milton main shopping area. The bungalow benefits from an attractive Conservatory overlooking the private south facing garden.



ENTRANCE PORCH

Outside wall lights illuminate the front door entrance with double opening doors giving access to Entrance Porch. Tiled flooring, UPVC door provides access to:

ENTRANCE HALL (18' 0" MAX X 17' 9" MAX) OR (5.48M MAX X 5.40M MAX)

Two ceiling light points, mains voltage smoke detector, wall mounted Worcester central heating thermostat and programmer, half turn staircase to first floor landing with under stair recess, single panelled radiator, power points, glazed door provides access to: Utility Area which houses the wall mounted Worcester gas fired central heating boiler, space and plumbing for automatic washing machine and UPVC double glazed window facing side aspect. Cupboard above door provides access to fuse box, picture rail to main hallway and door provides access to:

SITTING ROOM (16' 7" X 16' 0") OR (5.06M X 4.88M)

Delightful dual aspect room, square in size with ornate ceiling and coving. Picture rail, attractive red brick fireplace surround with arch opening with wooden mantel and quarry tiled hearth designed as a feature to the room. Power points, TV aerial point, two double panelled radiators both with independent thermostats, additional double panelled radiator beneath window with independent thermostat and double opening doors provide access to:

CONSERVATORY (14' 9" X 12' 8") OR (4.49M X 3.86M)

A Victorian style Conservatory under a pitched double glazed tinted roof with UPVC double glazed windows to three sides with double opening doors to two sides and numerous window openers. Two wall light points, power points, attractive tiled flooring. Delightful views over the rear garden.

KITCHEN/DINER (13' 0" X 16' 4") OR (3.95M X 4.97M)

Coving to ceiling, two ceiling light points, attractive UPVC double glazed bay window overlooking front garden aspect and street scene with additional eye level double glazed window facing front aspect. Comprehensive range of eye level and floor mounted kitchen units with under unit lighting and tiled splash backs. Fitted Zanussi glass top four ring gas hob, eye level Neff oven and eye level Neff microwave oven. One and a half bowl sink unit with swan necked mixer tap. Space and plumbing for dishwasher beneath, cutlery drawer, integrated fridge and freezer, tiled flooring, room continues to provide access to sizeable dining area with double panelled radiator with independent thermostat, numerous power points to kitchen and dining area.

BEDROOM 1 (13' 0" X 12' 11") OR (3.95M X 3.94M)

Ornate coved ceiling with coving, ceiling light point, attractive UPVC double glazed bay window overlooking rear garden aspect with radiator beneath and independent thermostat. Range of fitted bedroom furniture providing fantastic storage space, power points and door provides access to:

EN SUITE SHOWER ROOM (7' 5" X 6' 2") OR (2.25M X 1.88M)

Modernised in recent years, white suite comprising shower cubicle with glass side screen. Thermostatically controlled shower mixer bar with adjustable shower attachment. Heated chrome effect towel rail, wash hand basin with vanity unit beneath, pop-up waste with swan necked mixer tap above, mirror, low voltage lighting, eye level storage, tiled flooring and walling, ceiling extractor, ceiling light point.

BEDROOM 2 (8' 8" X 8' 8") OR (2.64M X 2.64M)

Smooth finished ceiling, ceiling light point, wall light point, UPVC double glazed

BATHROOM (5' 9" X 6' 10") OR (1.75M X 2.09M)

Ground Floor Bathroom. Smooth finished ceiling, numerous ceiling downlights, modern white suite comprising shower bath with monobloc mixer tap, oval shaped shower screen with thermostatic controlled shower mixer bar and adjustable shower attachment above. Low level WC with push button waste and concealed cistern. Wash hand basin with vanity unit beneath with monobloc mixer tap with pop-up waste with mirror fronted medicine cabinet above. Heated chrome effect towel rail, fully tiled walls and flooring, heated radiator, opaque double glazed window facing front aspect.

SEPARATE WC (3' 1" X 6' 1") OR (0.93M X 1.85M)

Modern white suite with low level WC with push button flush, ceiling light point, tiling to half height, fully tiled flooring, radiator with independent thermostat, opaque double glazed window facing side aspect.

FIRST FLOOR LANDING (12' 7" X 2' 9") OR (3.84M X 0.85M)

Dormer window with opaque glass, ceiling light, access to loft via roof hatch, mains voltage smoke detector, additional ceiling light, door provides access to:

BEDROOM 3 (14' 8" X 10' 11") OR (4.47M X 3.34M)

Dormer window overlooking rear aspect, radiator with independent thermostat, power points, Velux style window facing side aspect.

BEDROOM 4 (15' 5" X 12' 5") OR (4.70M X 3.78M)

Ceiling light, Velux windows to two sides facing front and side, radiator with independent thermostat, numerous power points.

SHOWER ROOM (8' 10" X 6' 6") OR (2.69M X 1.97M)

Low level WC with push button flush and concealed cistern, display surface above and storage cupboard to one side. Wash hand basin with vanity unit beneath. Pop-up waste, monobloc mixer tap and wall mounted back-lit mirror above. Corner shower cubicle with double opening doors provides access to shower mixer controls with overhead rainwater shower and hand held shower. Ceiling extractor, UPVC double glazed window, sizeable chrome towel radiator. Tiled effect slate grey flooring, fully tiled walls.



GARAGE (26' 1" X 10' 0") OR (7.94M X 3.05M)

Of single brick construction under a part pitch and part flat roof, double glazed window to one side, benefiting from light and power. Door to the rear section of the garage provides access to a work shop which benefits from double glazed window facing rear garden still under a pitched roof benefiting from a glazed door providing access to rear garden.

OUTSIDE

Attractive herringbone design block paved drive provides off road parking for approximately three vehicles and leads to the front door entrance. Path continues along the front of the property providing access to the front door entrance. Path continues along the front of the property providing access to front garden and in turn leads to the lockable side gate. Front garden is enclosed by low level brick walling to front boundary and close boarded fencing, mainly with shrubs and bushes and gravel areas for ease of maintenance. Wrought iron gate between the property and garage. Outside light and drive continues to provide access to:

REAR GARDEN

Well screened and not overlooked by any neighbouring properties. The garden is enclosed by shrubs and bushes providing a great deal of greenery and colour throughout the various seasons. The garden is mainly laid to lawn with hard standing patio which adjoins the property. Additional garden storage shed located behind the garage.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

Turn right at the traffic lights into Station Road and take the third turning left into Milton Grove and then continue into South Avenue.

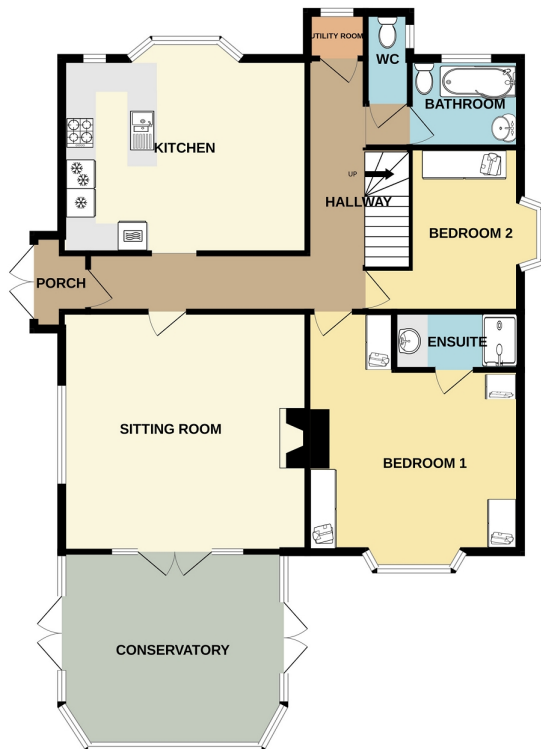
PLEASE NOTE

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

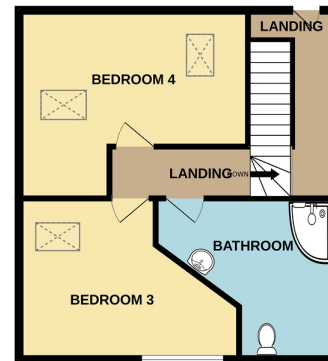
EPC RATING

The EPC rating for this property will be confirmed shortly.

GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1715 sq.ft. (159.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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