



**47 Chatsworth Way, New Milton, Hampshire. BH25 5UQ**

**£379,950**



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





**47 Chatsworth Way, New Milton, Hampshire. BH25 5UQ**

**£379,950**

A deceptively 2/3 bedroom detached house located in a popular residential area and offering numerous features including Entrance Hall, Sitting Room, Kitchen/ Breakfast Room, Family room, Study, Bathroom, off road Parking, Private Garden.



## ENTRANCE HALL

Accessed via UPVC double glazed front door with matching side window. Staircase to first floor landing, smooth finished ceiling, recessed lighting, consumer unit, power points, obscure UPVC window to side. Door providing access to:

## SITTING ROOM (12' 10" X 14' 6") OR (3.91M X 4.42M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, power points, panelled radiator, TV aerial point. Door providing access to:

## KITCHEN/BREAKFAST ROOM (23' 0" X 10' 0") OR (7.00M X 3.06M)

Aspect to the front elevation through UPVC double glazed window. Butler style sink with monobloc mixer tap, recess for washing machine, recess for American style fridge/freezer with storage over and to side. Eye level storage cupboard housing Vaillant gas fired boiler. Additional wood work surface with five ring stainless steel gas hob and stainless steel canopy extractor fan over. Base drawers and cupboards beneath. Fitted Zanussi electric double oven with microwave over. Eye level storage cupboards, additional breakfast bar area with base drawers and cupboards beneath and three full height cupboards. Openway through to:



## FAMILY ROOM (12' 2" X 11' 2") OR (3.70M X 3.40M)

Polycarbonate roof, ceiling light, aspect to the side elevation through UPVC double glazed window. Two obscure port hole windows and central double glazed double opening French Doors providing access onto rear garden. Panelled radiator, power points.

## STUDY (7' 11" X 7' 8") OR (2.41M X 2.33M)

Smooth finished ceiling, ceiling light, power points.

## FIRST FLOOR LANDING

Aspect to the side elevation through UPVC double glazed window. Recessed lighting, smoke detector, pull down ladder.

## BEDROOM 1 (14' 6" X 9' 3") OR (4.42M X 2.82M)

Aspect to the front elevation through UPVC double glazed window. Double panelled radiator, power points, recessed wardrobe units with storage.

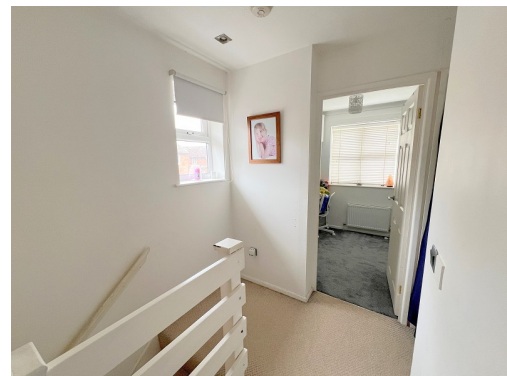


## BEDROOM 2 & 3 (14' 7" X 7' 10") OR (4.45M X 2.40M)

The current owners have combined the two rooms from the original three bedroom footprint. Aspect to the rear elevation through UPVC double glazed windows. Ceiling light point, power points, panelled radiator.

## BATHROOM

UPVC double glazed window to side. Smooth finished ceiling, ceiling light. Recessed panelled bath unit with thermostatically controlled shower with rain effect shower head, hand held shower attachment. Tiled surrounds with display niches. Wash hand basin with monobloc mixer tap. Base drawers and cupboards beneath extending to one side where there is a low level WC with concealed cistern. Display top over and additional storage to end with storage cupboards and shelving. Tiled flooring, heated towel rail.



## OUTSIDE

The front elevation is designed for easy maintenance having a brick paved driveway and shingled area providing parking for three vehicles and access to the integral store with roller door, power and light.

## REAR GARDEN

The rear garden is mostly laid to lawn with a selection of shrub and flower beds enclosed behind close board and panelled fencing. There is a large raised paved patio area and garden shed with power and light and storage to side. Outside lighting and water taps and a pathway provides access along the side elevation to the front.

## VIEWING ARRANGEMENTS

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



## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road taking the second turning right into Gore Road and proceed until reaching Stem Lane on the right. Proceed up Stem Lane and turn right on reaching Chatsworth way.

## 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.

## BUYERS NOTE

Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information. 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.



## TENURE

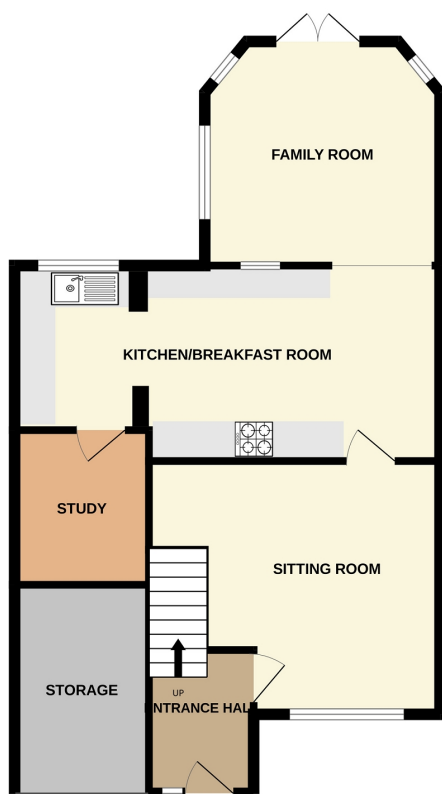
The resale tenure for this property is Freehold

## COUNCIL TAX

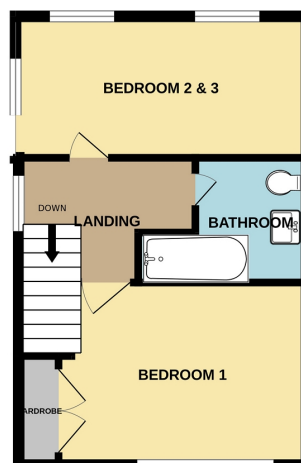
The council tax for this property is band D



GROUND FLOOR  
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1012 sq.ft. (94.0 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.

Made with Metropix ©2025

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

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.