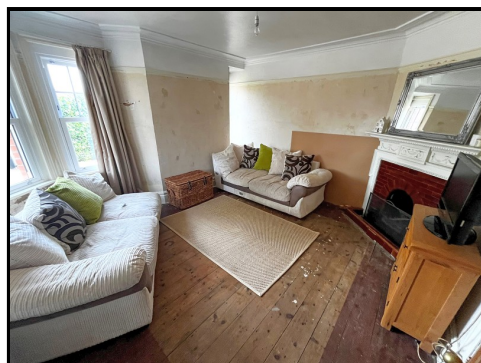
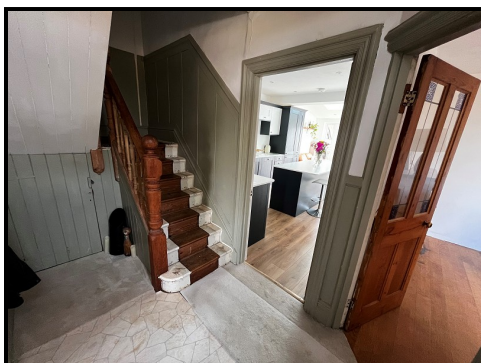




23 Mount Avenue, New Milton, Hampshire, BH25 6NT.

Guide Price £525,000



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

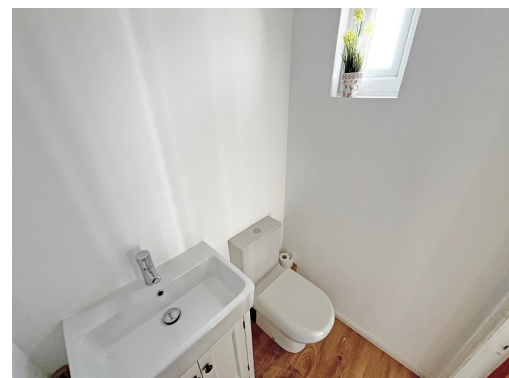




23 Mount Avenue, New Milton, Hampshire, BH25 6NT.

Guide Price £525,000

A spacious character semi-detached 4/5 bedroom house arranged over 3 floors, located within a highly sought after residential road within a short walk of New Milton Town Centre and Barton on Sea Cliff top. Features of the property include Entrance Hall, Sitting Room and Family Room. The property is partly completed with a newly fitted Kitchen/Breakfast Room, sash style UPVC double glazing and new gas fired central heating. Additional features include utility Room, Cloakroom, main Bathroom, En-Suite Shower Room, off road parking and large Southerly facing rear garden.



ENTRANCE HALL

Accessed via composite front door, staircase to first floor landing, ceiling light, under stairs storage cupboard, door providing access to:

SITTING ROOM (13' 6" X 12' 7") OR (4.12M X 3.84M)

Attractive feature bay window with new UPVC double glazed sash windows overlooking the front garden. Traditional UPVC double glazed angled sash window, attractive Victorian style fireplace with open grate. Double panelled radiator, power points, smooth finished ceiling, ceiling light point.

FAMILY ROOM (10' 11" X 11' 0") OR (3.33M X 3.36M)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, ceiling light point, power points, double panelled radiator.

KITCHEN BREAKFAST ROOM (21' 11" X 11' 0") OR (6.68M X 3.36M)

Newly fitted with double opening double glazed doors with matching side screens providing both views and access onto rear garden. Large double glazed sky light providing natural light. Smooth finished ceiling, recessed lighting, smoke detector, recessed one and a half bowl stainless steel sink unit with monobloc mixer tap set into a Quartz work surface extending along two walls with range of base drawers and cupboards beneath. Fitted Cuisinmaster Range unit with stainless steel extractor fan over. Integrated dishwasher and full height fridge/freezer, feature island with Quartz work top with base drawers and cupboards beneath incorporating wine store and pull-out larder cupboard and bin, two double panelled radiators, TV connections for wall hung television. Wood effect flooring, range of eye level storage cupboards, power points.

UTILITY ROOM (12' 2" X 10' 11") OR (3.70M X 3.32M)

Aspect to the side elevation through UPVC double glazed sash window. Smooth finished ceiling, recessed lighting, modern consumer unit, single bowl, single drainer stainless steel sink unit set into a work surface extending along one wall with base drawers and cupboards beneath. Recess for washing machine, eye level storage cupboards, power points, double opening airing cupboard with high pressure water system, programmer and time clock. Door providing access onto rear garden. Wood effect flooring.

CLOAKROOM

Aspect onto the rear elevation through small UPVC double glazed window. Smooth finished ceiling, ceiling light, low level WC, wash hand basin with monobloc mixer tap and storage cupboards beneath. Wood effect flooring.

FIRST FLOOR LANDING

Aspect to the side elevation through UPVC double glazed window. Two ceiling lights, part panelled walls, staircase to Second Floor landing with half landing splitting into 2 separate staircases with limited height. Storage cupboard with shelving.

BEDROOM 1 (13' 0" X 12' 0") OR (3.95M X 3.66M)

Aspect to the front elevation through feature bay with UPVC double glazed sash windows. Smooth finished ceiling, ceiling light point, power points, feature open fireplace with tiled hearth.

BEDROOM 2 (11' 8" X 11' 4") OR (3.56M X 3.45M)

Aspect to the front elevation through UPVC double glazed windows. Ceiling light, panelled radiator, power points.

EN SUITE SHOWER ROOM (5' 11" X 4' 0") OR (1.81M X 1.22M)

Secondary glazed window facing side aspect, low level WC wash hand basin with monobloc mixer tap. Single shower cubicle area with wall mounted electric shower with tiled splash backs to threequarters height. Tiled flooring, ceiling light.

BEDROOM 3 (11' 4" X 8' 2") OR (3.45M X 2.49M)

Aspect to the rear elevation through UPVC double glazed sash window. Ceiling light, power points, panelled radiator, feature cosmetic fireplace with grate and tiled hearth.

BATHROOM (7' 10" X 8' 0") OR (2.39M X 2.45M)

Part obscured double glazed sash window, smooth finished ceiling, recessed lighting, part tiled wall surrounds, panelled bath unit with electric shower and glazed shower screen. Wash hand basin with tiled splash back, linen cupboard, heated towel rail.

CLOAKROOM

Obscure UPVC double glazed window to side. Ceiling light, low level WC.

2ND FLOOR LANDING

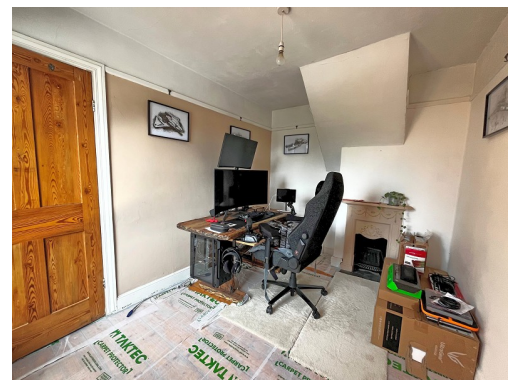
Hanging rail, storage cupboard and wall light.

BEDROOM 4 (17' 6" X 7' 9") OR (5.34M X 2.35M)

Aspect to the rear elevation through double glazed Velux window providing elevated far reaching views. Additional aspect to the side elevation through UPVC double glazed sash window, eaves storage, power points.

BEDROOM 5 (11' 1" X 10' 5") OR (3.38M X 3.18M)

Aspect to the front and rear elevations through UPVC double glazed Velux window. Power points.



OUTSIDE

The front elevation is designed for easy maintenance being mainly shingled providing off road parking for a number of cars and is bounded by both hedging and close board fencing. Pathway continues along the side elevation providing access to the rear garden where there is a paved patio area adjoining the rear of the property. The remainder of the garden being mostly laid to lawn with a selection of shrub and flower bed. The garden is enclosed behind close boarded panel fencing and hedging and enjoys an open Southerly aspect.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right and take the second turning right into Barton Court Road then take the first turning left into Mount Avenue.

VIEWING ARRANGEMENTS

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

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.

COUNCIL TAX

The council tax for this property is band E.

EPC RATING

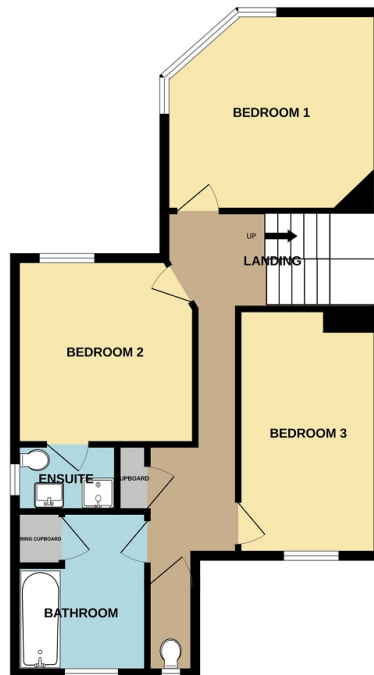
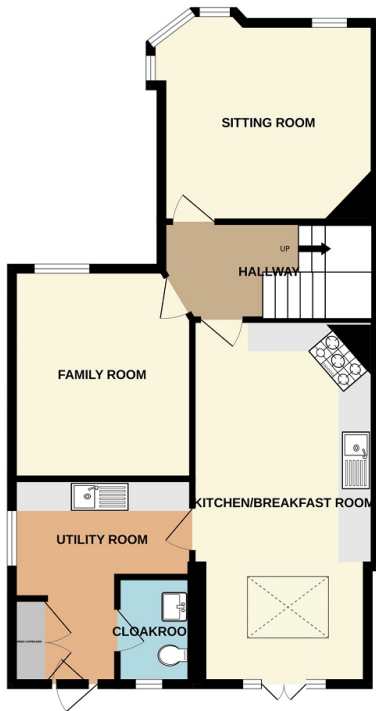
The EPC rating for this property is E39.



GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.

1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.

2ND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1728 sq.ft. (160.5 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 ©2024

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.