



12 Christchurch Road

New Milton, BH25 6QF

SPENCERS
COASTAL





This charming mid-terrace cottage is ideally located within walking distance of both New Milton High Street and the scenic cliff top at Barton-on-Sea

The Property

Entering through the UPVC front door, you're welcomed into a bright and inviting hallway, which leads you through the property and into the first reception room. Currently set up as a dining area, this versatile space offers plenty of room for family meals and entertaining. A straight flight of stairs ascends to the first floor, while an open archway leads into the second reception room. This cosy sitting room is centred around a charming log burner, perfect for those chilly evenings. Two large double-glazed windows overlook the front of the property, flooding the room with natural light.

From the dining area, a door leads you into the kitchen/breakfast room. This galley-style kitchen features a range of matching floor-standing and wall-mounted units, complemented by a fitted oak worktop. There is space for an oven, an inset sink, and ample room at the end for a table and chairs. Double-glazed patio doors open directly into the rear garden, seamlessly blending indoor and outdoor living. Off the kitchen, you'll find the utility room, a useful space offering additional worktop space, more kitchen cabinets, and room for essential appliances such as a washing machine, tumble dryer, and fridge-freezer. A skylight above the utility room floods the area with natural light, creating a bright and airy atmosphere. There is also a window fitted which looks into the dining area, which allows that natural light to keep on going through the property. There is also a door leading to a convenient downstairs WC, complete with a small wash hand basin and a window for ventilation.

£359,950



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This lovely home boasts a south facing rear garden, two reception rooms, two double bedrooms, a generous bathroom, a highly practical utility room, along with superb garden chalet

The Property Continued...

Upstairs, the first-floor landing provides access to all accommodation. The master bedroom is particularly spacious, with two double-glazed windows to the front of the property, allowing plenty of natural light to flood the room. Bedroom two, situated in the middle of the property, has a window overlooks the rear garden, offering a peaceful and private space. The main bathroom is also located on the first floor and includes a WC, wash hand basin, bath, and a separate shower cubicle. A window offers a southerly aspect with a lovely view over the rear garden.

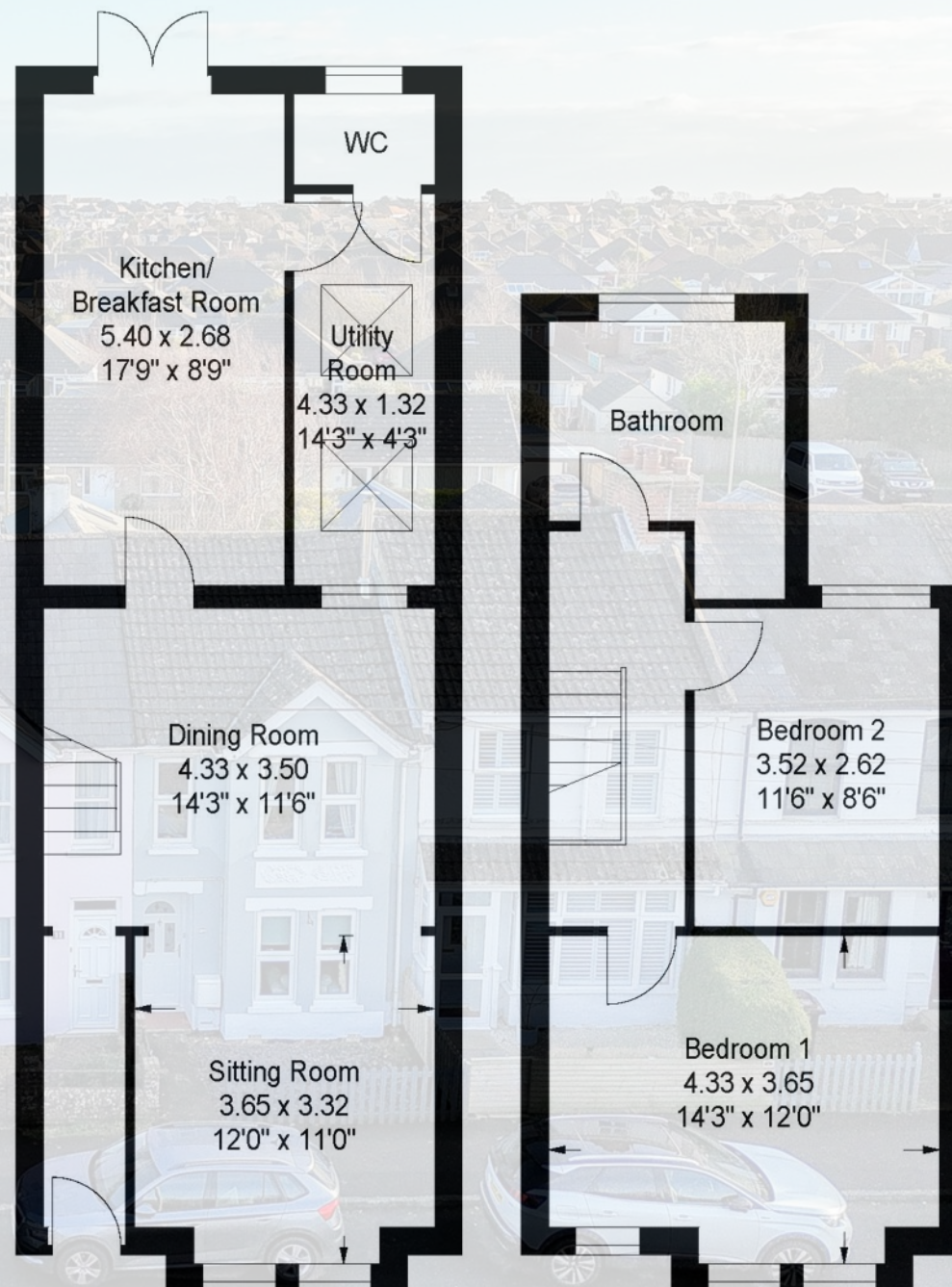




Approximate
Gross Internal Floor Area
House: 93sq.m. or 1001sq.ft.
Outbuilding: 18sq.m. or 194sq.ft.

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NOT TO SCALE





Outside

At the front of the property, a traditional picket fence and a neat shingle garden provide a welcoming first impression. To the rear, the south-facing garden is a suntrap, perfect for enjoying outdoor living. Accessible from the kitchen/breakfast room, the garden features a patio area with a pergola, ideal for alfresco dining or relaxing in the sunshine. The garden is mostly laid to lawn with shrub borders, and a wooden footpath leads down to the rear of the garden, where a superb timber garden chalet awaits. This well-crafted chalet, complete with power connected and skylights, provides the perfect space for a home office or additional accommodation. It has a pitched roof and a raised decking area for access. At the back of the chalet there is a door leading to further access to the rear of the property via Connaught Close, where further off-road parking is available, ensuring convenience and ease for residents.

Services

Energy Performance Rating: C Current: 73 Potential: 84

Council Tax Band: C

Tenure: Freehold

Services: All mains services connected

Broadband: FFTC - Fibre-optic Cable to the Cabinet

Mobile Coverage: No known issues, please contact your provider for further clarity



Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



The Local Area

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south. This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision. There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton Infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study programme.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark.

Points Of Interest

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| New Milton Centre & Train Station | 1.1 Miles |
| Barton on Sea Cliff Top | 0.6 Miles |
| The Cliff House Restaurant | 0.7 Miles |
| Chewton Glen Hotel & Spa | 0.5 Miles |
| Arnewood School | 0.6 Miles |
| Ballard School | 1.7 Miles |
| Tesco Superstore | 1.4 Miles |
| New Forest National Park | 4.6 Miles |
| Bournemouth Airport | 9.4 Miles |
| Bournemouth Centre | 11.4 Miles |
| London (1 hour 45 mins by train) | 103 Miles |





For more information or to arrange a viewing please contact us:

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