



31 Fawn Gardens *New Milton, BH25 5GJ*

SPENCERS
COASTAL



A three-bedroom mid-terrace house, ideally positioned within the desirable Crest-built development on the outskirts of New Milton Town Centre. This well-maintained property features three comfortable bedrooms, two inviting reception rooms, a garage, and a driveway that offers ample off-road parking.

The Property

Access the modern groundfloor WC from the entrance hall, which leads to the sitting room

A spacious sitting room with a pleasant front view and stairs leading to the first floor

To the rear, a separate dining room with attractive timber effect flooring and sliding doors opening on the patio and garden

Adjacent, there's a kitchen fitted with a comprehensive range of floor, wall and drawer units with laminate worktops over and tiled splashback offering ample space for your appliances

On the first floor, there's a landing providing access to all first floor accommodation and airing cupboard

The first floor comprises three generously-sized bedrooms, with the primary suite featuring fitted triple wardrobes

The bathroom is equipped with a modern white three-piece suite, including a panelled bath with an Aqualisa shower attachment, hand wash basin and a WC, complete with tiled flooring

Services

Energy Performance Rating: C Current: 74 Potential: 88

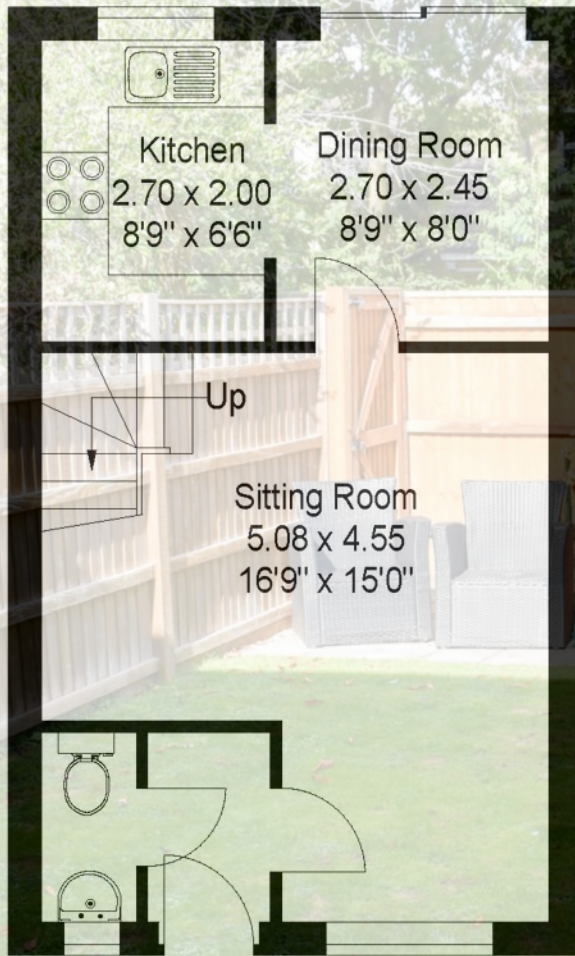
Council Tax Band: D

All mains services connected

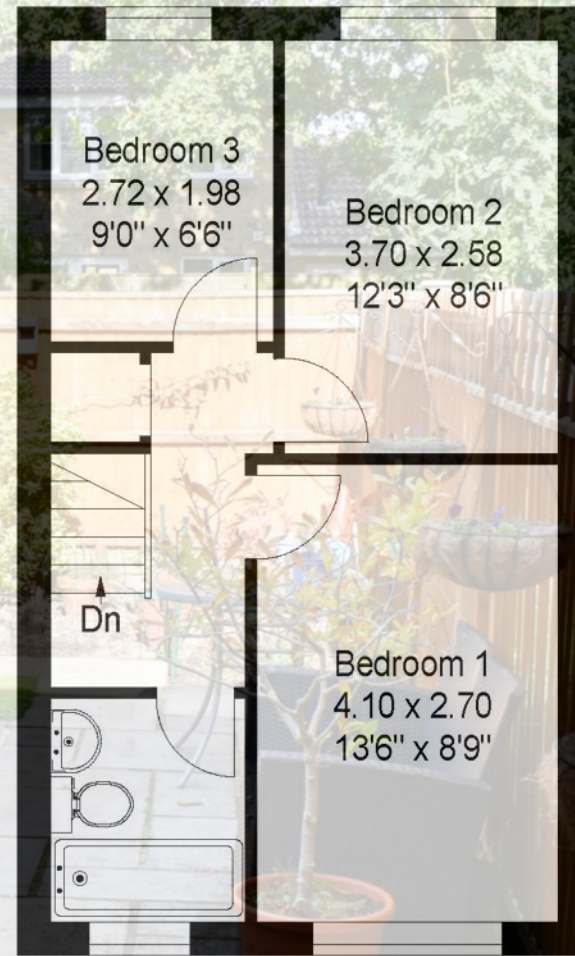
£375,000



FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 72sq.m. or 775sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



The property further benefits an enclosed rear garden with a delightful wooded backdrop.

Grounds & Gardens

Situated at the front of the property there's a private driveway that offers ample off-road parking and leads to a pitched single garage.

The private rear garden is mainly laid to lawn with a large patio extending the length, enclosed with closed-panelled fencing creating much privacy.

The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south with less than a 10 minute drive to the beach. New Milton also benefits from a great railway station with direct lines to London. 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 program. 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. Eating out experiences range from gastropubs to fine dining.

Important Information

Spencers of The New Forest 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 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.

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

74 High Street, Lymington, SO41 9AL

T: 01425 205 000 E: christchurchbay@spencerscoastal.com

www.spencerscoastal.com