



16 Hart Close *New Milton, BH25 5GL*

SPENCERS
NEW FOREST



A perfect example of a three bedroom semi-detached family home, having been modernised throughout with the benefit of well landscaped gardens. Situated at the end of a quiet close with easy access to New Milton High Street. This property is offered for sale with no onward chain.

The Property

On entering the property the entrance hall leads to a downstairs cloakroom and the living room.

The living room is spacious with a bay window located to the front, stairs leading to the first floor landing and a door leads to the kitchen/dining room.

The modern kitchen is well equipped with plenty of work and cupboard space, an electric oven, gas hob and space for a fridge.

There is plenty of room for a breakfast/dining table with the sliding patio doors opening to the sunny rear garden.

Upstairs there are three bedrooms, two doubles and a single.

The master bedroom benefits from built in wardrobe and drawers.

The family bathroom is well presented with tiles from floor to ceiling, WC, wash hand basin and bathtub with shower head over.

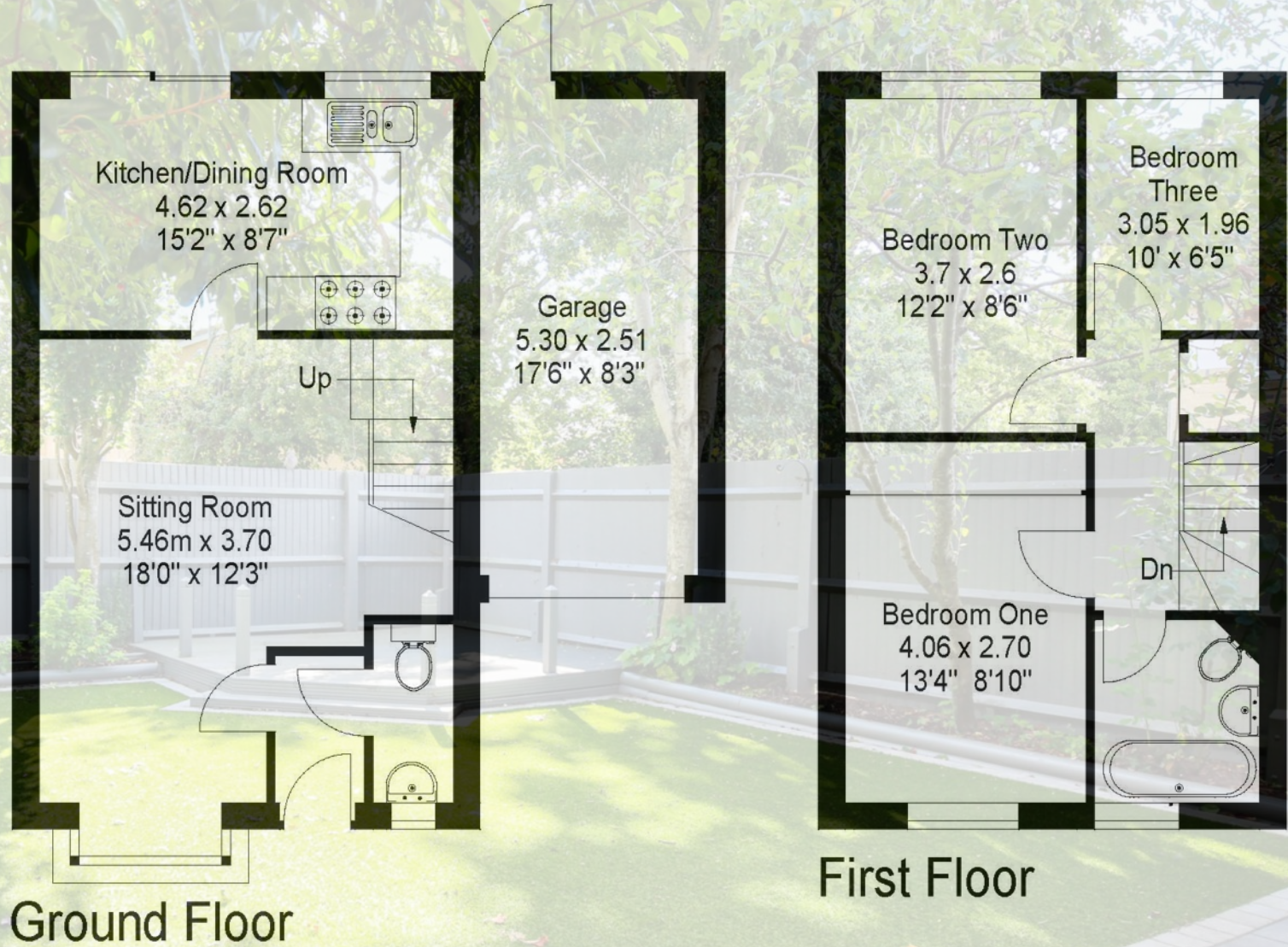
Grounds & Gardens

Outside the easy maintainable garden is of a good size with patio and decking area and artificial lawn. To the front there is also off road parking for two cars and an attached single garage with power and a back door to access the rear garden.

£400,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 89sq.m. or 958sq.ft.
(Including Garage)

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**FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE**



The house has off-street parking for two cars as well as a garage and well landscaped, attractive southerly facing garden to the rear.

Services

Energy Performance Rating: C Current 37 Potential 87

Council Tax Band: D

All mains services connected

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:

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