



*15 Park Gate, Whitefield Road, New Milton, BH25 6DH*

*£365,000*

**Mitchells**  
1963 — TODAY







*15 Park Gate  
Whitefield Road  
New Milton  
Hampshire  
BH25 6DH*

This spacious three bedroom penthouse apartment is situated in the heart of New Milton town centre, with a stunning open outlook over the recreation ground, lift access directly into the flat, three spacious bedrooms, and a private balcony.

- Entrance Hall
- Lift
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom
- Walk-In Wardrobe
- En-Suite Shower Room
- Balcony
- Garage
- Parking



# The Property

Entrance hall with an entry phone system, a cupboard housing the central heating boiler, a cupboard housing the pressurised hot water cylinder, an additional airing cupboard with slated shelves for storage, a hatch to the loft space, and a door providing access to the lift.

The lift is accessed via a lockable door, and the main front door leads to the communal hallway with stairs and a security door.

The sitting/dining room benefits from a bright double aspect, with a Velux window with a built-in blind, a feature fireplace with a stone surround and an inset electric fire, an eaves storage cupboard, and a glazed door leading out to the balcony.

The balcony offers views over the recreation ground, features a glass balustrade, and is extremely private and secluded.

The kitchen/breakfast room is fitted with a range of solid wood shaker style wall and base units, with a contrasting marble effect worktop, a tiled splashback, and a one and a half bowl sink with a mixer tap and drainer. Integrated appliances include an eye level double oven, a four burner gas hob with an extractor fan above, a dishwasher, and a washing machine. There is ample space for a tall stand up fridge/freezer and a four seater table and chairs, along with a UPVC window offering an attractive outlook to the front.

The particularly spacious family bathroom is fitted with a white suite comprising a corner bath with a mixer tap and handheld shower attachment, a WC, a pedestal wash hand basin with a mixer tap, a walk-in double shower with thermostatic shower attachments and a sliding glass door, a Velux window, and fully tiled walls.

Bedrooms one and two are both lovely doubles benefiting from eaves storage cupboards, with the master bedroom enjoying a walk-in wardrobe and an en-suite shower room.

The walk-in wardrobe includes a further eaves storage cupboard, useful hanging rails, shelving, and lighting.

The en-suite comprises a corner shower cubicle with sliding glass doors and thermostatic shower attachments, a pedestal wash hand basin with a mixer tap, a WC, fully tiled walls, and a Velux window with a built-in blind.

Bedroom three is a generous single room or would make an ideal home office, with two Velux windows with built-in blinds and a useful eaves storage cupboard.







## *Gardens & Grounds*

To the front of the property is an area of communal garden, the maintenance of which is paid for out of the annual service charge.

To the rear of the property is a large area of visitor parking, along with a garage block featuring an electric up and over door.

The property is offered with vacant possession, and a viewing is highly recommended.

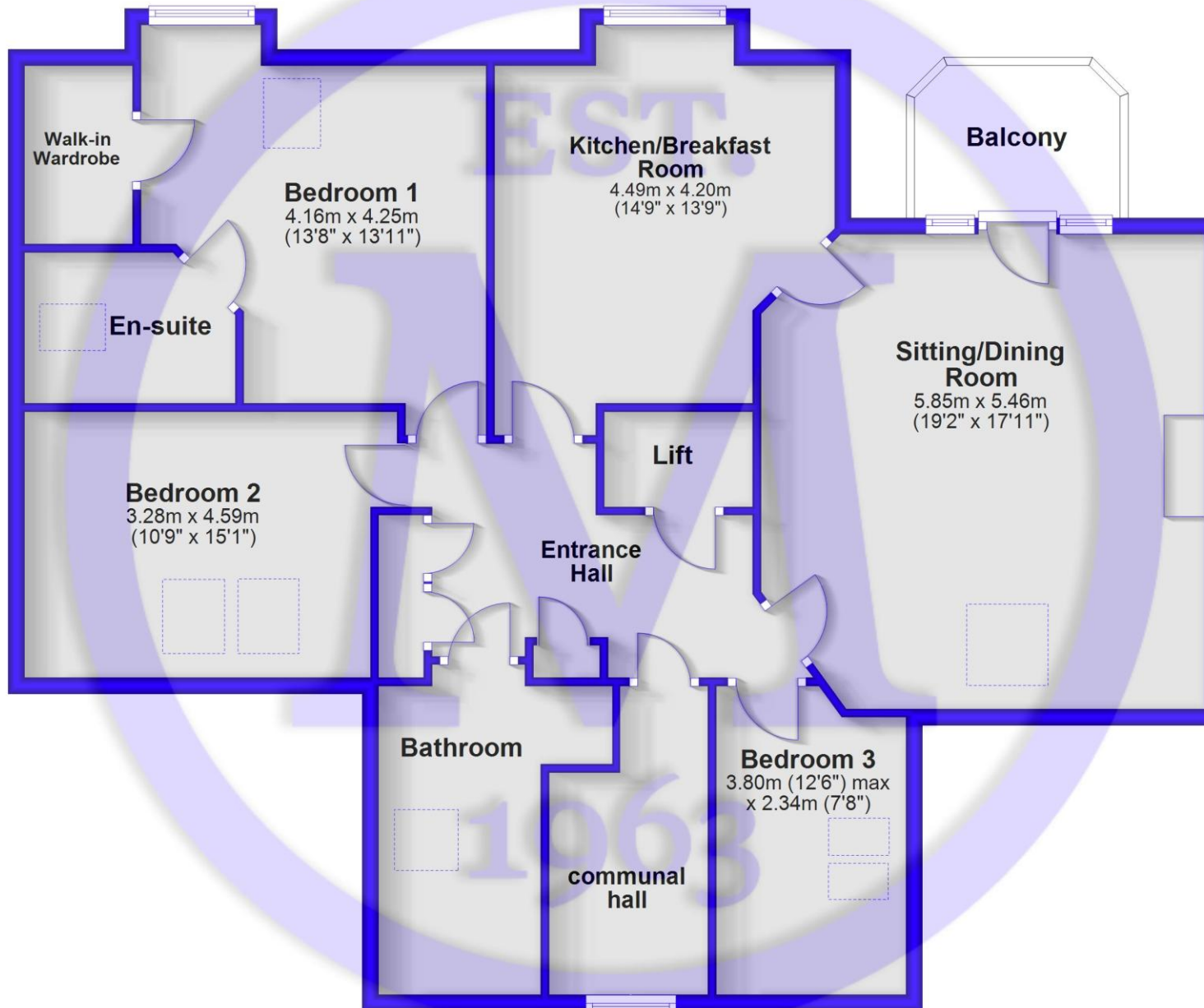
## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating To be confirmed



## Top Floor

Approx. 128.3 sq. metres (1380.9 sq. feet)



Total area: approx. 128.3 sq. metres (1380.9 sq. feet)

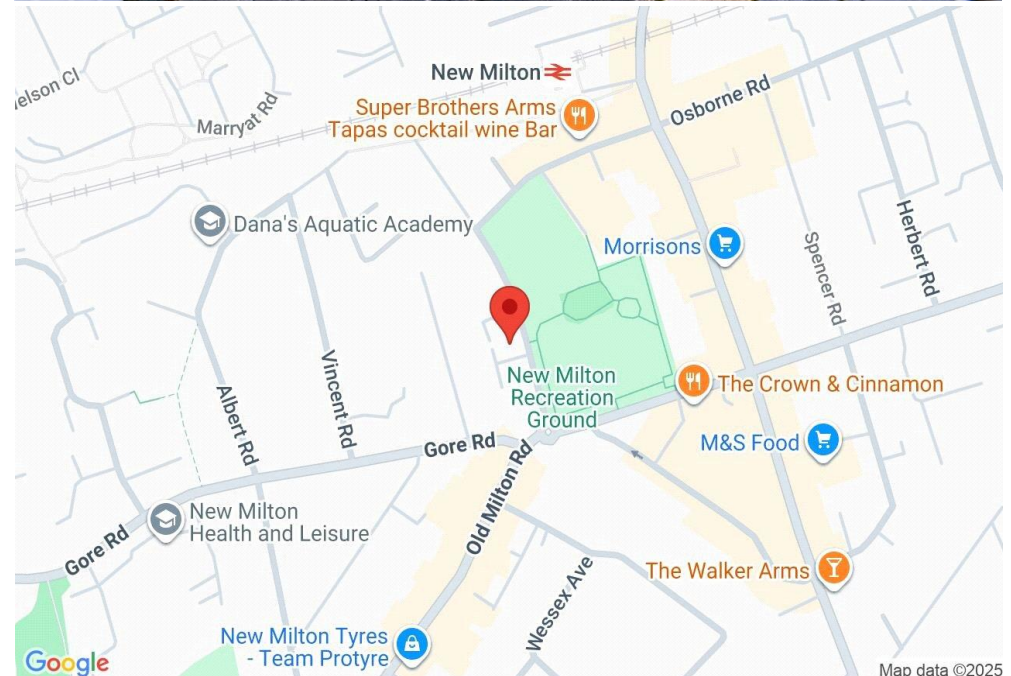


## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

## Directions

From Mitchells, proceed along Old Milton Road. At the roundabout, turn right onto Whitefield Road, where Park Gate will be found on the left hand side.







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