



3 Violet Lane, New Milton, BH25 5SR

£265,000

Mitchells
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*3 Violet Lane
New Milton
Hampshire
BH25 5SR*

An incredibly spacious two bedroom, first floor apartment situated in a quiet residential location within walking distance of New Milton town centre and the mainline railway station. The property has been exceptionally well maintained by the current owners and features include a kitchen, a separate dining room, a sitting room, two double bedrooms, a family shower room with a separate WC, a balcony, and a garage located in a nearby block.

- Entrance Hall
- Landing
- Kitchen
- Sitting Room
- Dining Room
- Two Double Bedrooms
- Family Shower Room With Separate WC
- Balcony
- Garage In Nearby Block
- Share Of Freehold
- Over 900 Years Remaining On Lease
- Maintenance: Approximately £1,200 PA



The Property

Entrance hall with a UPVC double glazed front door and stairs leading to the landing.

Landing with intercom system, central heating thermostat controls, hatch to loft space with pull down ladder, and three useful storage cupboards, with one housing the Worcester Bosch combination boiler and another providing space for a freestanding tumble dryer.

Kitchen with tile effect flooring, part tiled walls, enjoying a pleasant outlook over the communal gardens, with a generous range of wood effect wall and base units, a contrasting marble effect worktop, a stainless steel sink unit with a mixer tap and drainer, electric Bosch four burner hob with extractor fan over, and a raised Bosch double oven. Space and plumbing for freestanding fridge/freezer, slimline dishwasher, and washing machine.

The dining room enjoys a pleasant outlook to the side of the property and has ample space for a six seater dining table and chairs. It would also make an ideal home office or potential third bedroom.

The sitting room enjoys a pleasant outlook to the front of the property and can be accessed from the hallway or dining room. It also benefits from a door leading to the private balcony, which enjoys a southerly aspect.

Bedroom one is a generous king sized bedroom with fitted double wardrobes, and a UPVC double glazed window enjoying an outlook to the front.

Bedroom two is a good sized double bedroom with a fitted double wardrobe and is situated at the back of the apartment, enjoying a pleasant outlook over the communal gardens.

Family shower room with fully tiled walls, fully tiled flooring, recessed ceiling spotlights, an extractor fan, a UPVC double glazed window, and suite comprising a corner shower cubicle with a thermostatically controlled Aqualisa electric shower, a wash hand basin with a mixer tap and storage beneath, a wall hung mirror fronted medicine cabinet, and chrome ladder style heated towel rail with additional electric heating element.

Separate WC with part tiled walls, tiled flooring, a WC, and a UPVC double glazed window.





Gardens & Grounds

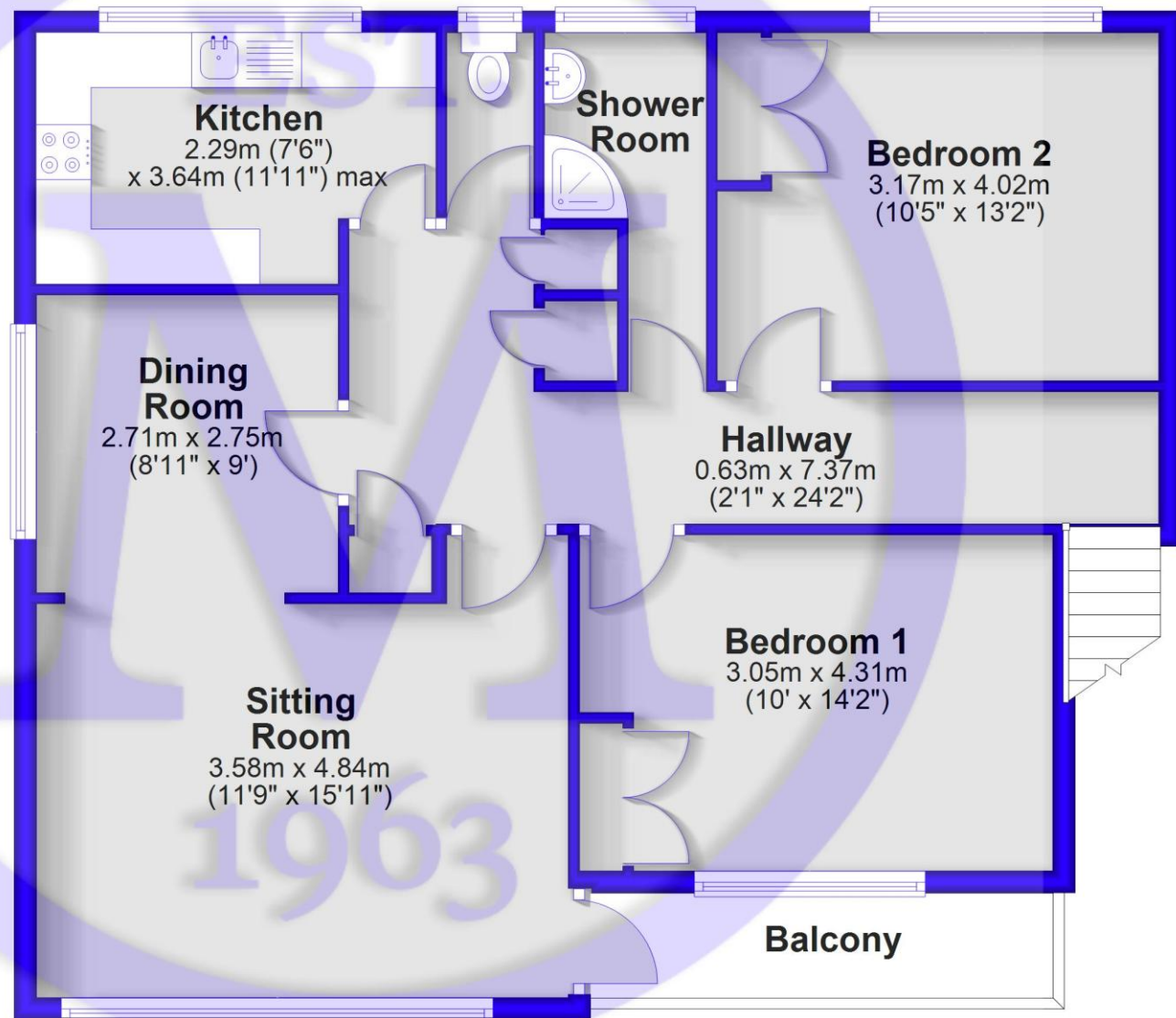
The apartments at Violet Lane sit within well manicured communal gardens, which are maintained through the annual service charge. Within the grounds, there is also a communal bin store and residents' parking. 3 Violet Lane benefits from a single garage situated in a nearby garage block.

Services

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

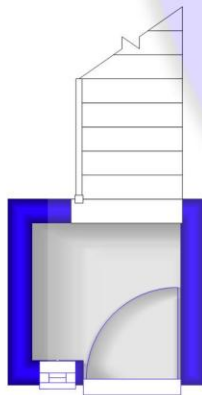
First Floor

Approx. 80.5 sq. metres (866.3 sq. feet)



Ground Floor

Approx. 1.4 sq. metres (15.3 sq. feet)



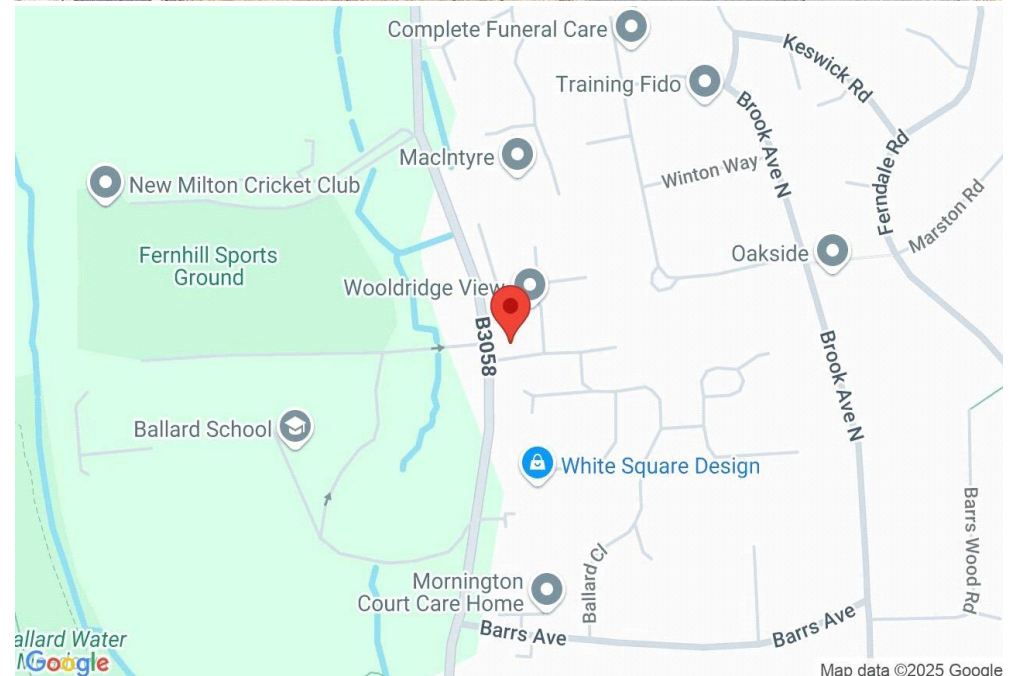
Total area: approx. 81.9 sq. metres (881.6 sq. feet)

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, turn left at the traffic lights and proceed over the railway bridge. Take the fourth turning on the right into Violet Lane, where the property will be found on the left hand side.





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