



*Flat 3, Park Gate, 64 Whitefield Road, New Milton, BH25 6DH*

*£399,950*

**Mitchells**

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*Flat 3  
Park Gate  
64 Whitefield Road  
New Milton  
Hampshire  
BH25 6DH*

An immaculately presented three bedroom modern apartment situated on the ground floor of this sought after Pennyfarthing built development. The property has been well looked after and is offered in excellent order throughout. Features include an adjoining private patio that leads onto the communal grounds, an impressive sitting/dining room, an en-suite shower room to the master bedroom, a high quality kitchen/breakfast room, and a garage. It is offered with no forward chain. The property has been recently redecorated, and all blinds and carpets are included in the sale.

- Entrance Hall
- Sitting/Dining Room
- Private Patio
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- En-Suite Shower Room
- Gated Grounds
- Garage
- Visitor Parking



## The Property

Park Gate is a modern development built in 2003 by local developers Pennyfarthing Homes to their usual high standard of specification, featuring cavity wall insulation, excellent soundproofing, and well managed communal areas maintained to a very high standard.

The communal entrance hall includes a security entry phone system, with stairs and a lift to all floors.

The hallway has an entry phone, carpeted flooring, a radiator, two useful storage cupboards, and a double airing cupboard.

The high specification kitchen offers a good range of solid wood wall and base units with a contrasting worktop, a one and a half-bowl sink with mixer tap and drainer, a four burner gas hob with an extractor fan above, a double eye level oven, an integrated dishwasher, a washing machine, a freestanding fridge/freezer, a breakfast bar, and a wall mounted gas fired boiler with central heating controls.

The spacious sitting/dining room benefits from a bright and airy double aspect, carpeted flooring, an inset electric fire with marble hearth and surround, a timber mantle, a TV aerial point, double casement doors opening onto the patio and communal gardens, two double radiators, and ample space for a three piece suite along with a table and chairs.

The master bedroom offers a fantastic range of built-in storage and ample space for a double bed and dressing table. It also benefits from a luxury en-suite shower room with a large corner shower cubicle featuring a thermostatic shower attachment, a WC, a pedestal wash hand basin, fully tiled walls, and a medicine cabinet.

The family bathroom has been recently updated and now features a large double walk-in shower with a glass shower screen, a range style shower with thermostatic attachments, a wash hand basin with storage beneath, a WC, a wall mounted mirror fronted medicine cabinet with a built-in light, and a chrome heated towel rail.

There are two further bedrooms: bedroom two has ample space for a double bed and benefits from built-in wardrobes, while bedroom three is currently shelved and would make an ideal home office or study.





## *Gardens & Grounds*

To the front of the property is a gated driveway providing access to visitors' parking and the garages.

The property benefits from a single garage with a pitch tiled roof and an up and over door.

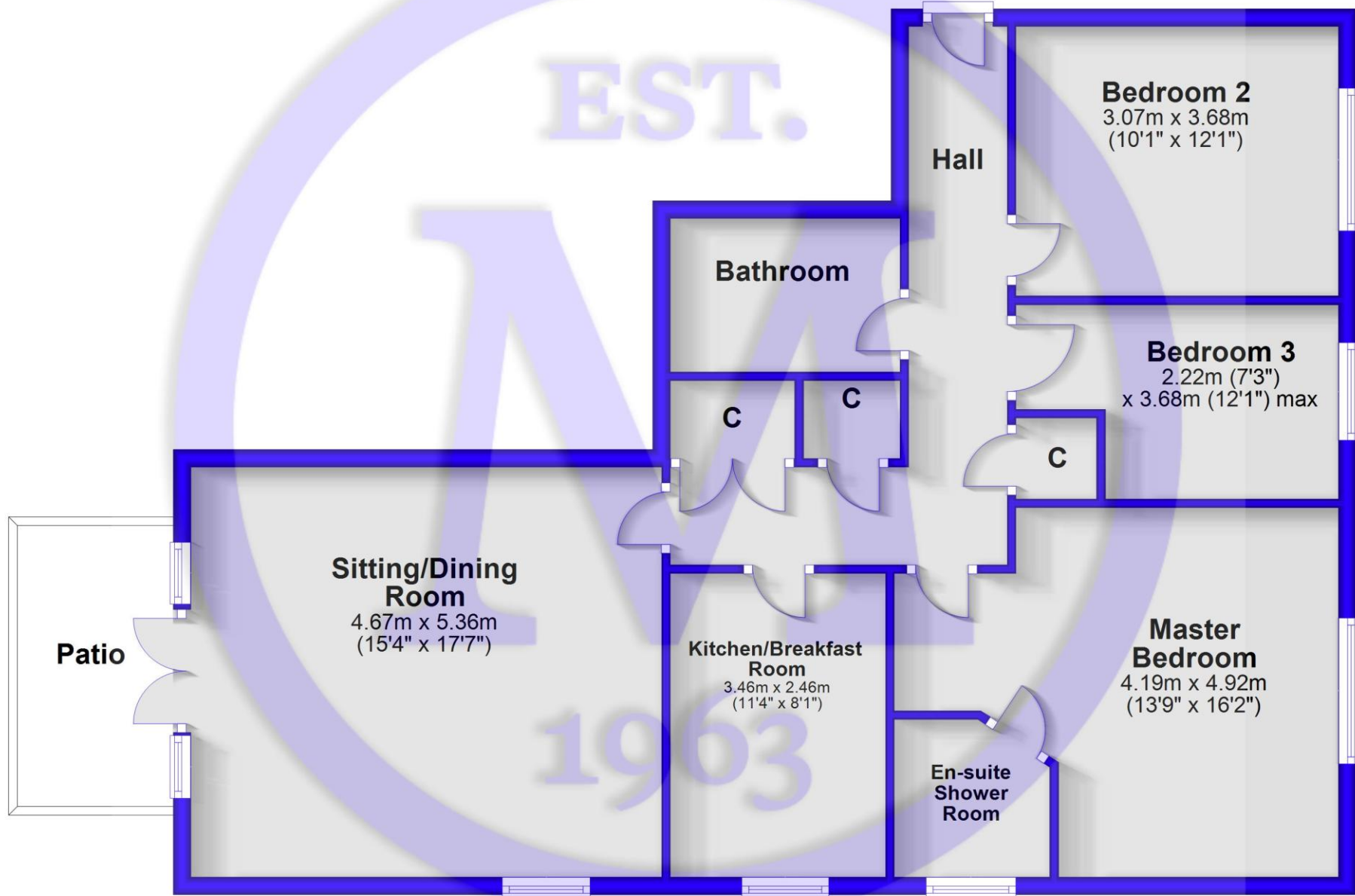
At the rear of the property is a private patio that leads onto a well kept communal garden, bordered by high level shrubs for privacy.

## *Services*

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: To be confirmed

# Ground Floor

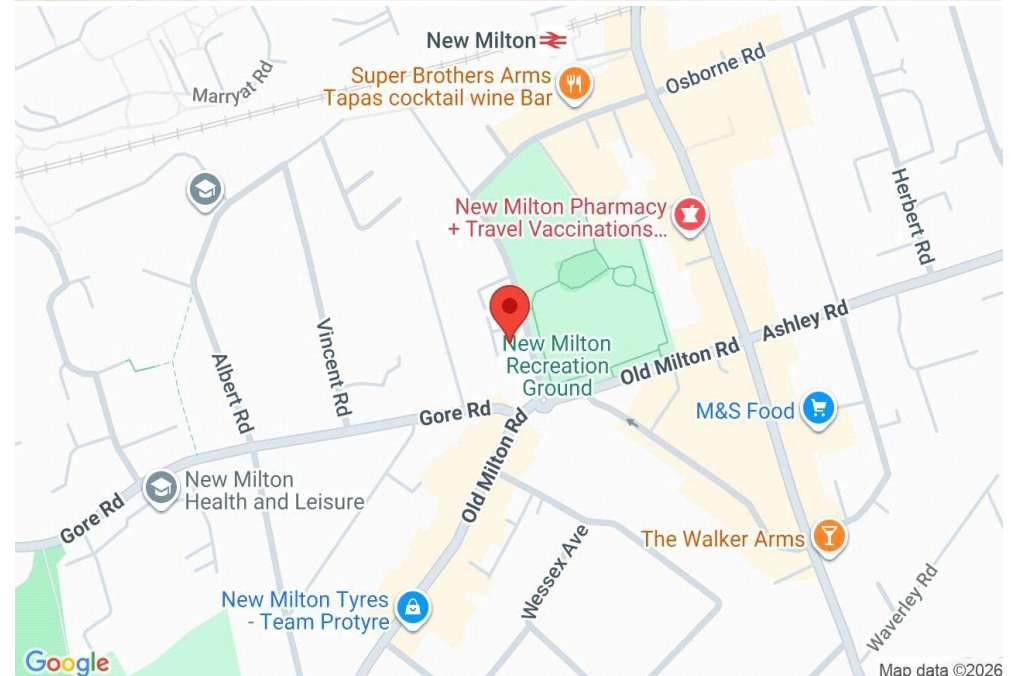
Approx. 93.4 sq. metres (1005.0 sq. feet)  
(excluding Patio)



Total area: approx. 93.4 sq. metres (1005.0 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.



*The Park Opposite*



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