



Flat 16, Trevone, Herbert Road, New Milton, BH25 6BX

£225,000

Mitchells
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*Flat 16
Trevone
Herbert Road
New Milton
Hampshire
BH25 6BX*

This fantastic first floor apartment is situated a short walk from New Milton town centre and the mainline railway station. The property offers generous accommodation, including a spacious double aspect sitting/dining room, a master bedroom with an en-suite, a family bathroom, a kitchen/breakfast room, and a garage in a nearby block.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Study/Store Room
- Garage
- Parking



The Property

Entrance hall with a laminate style flooring, a useful double cloaks storage cupboard housing the electrical consumer unit, a radiator, a double airing cupboard housing a modern Worcester combination boiler, a hatch to roof space, and a smart meter.

The sitting/dining room is a particular feature of the property, being extremely bright and airy. It has two UPVC double glazed windows, a feature fireplace with a marble effect hearth and surround, an inset electric fire, a TV aerial point, ample space for a three piece suite and a four to six seater table and chairs. The room also benefits from a serving hatch through to the kitchen.

The kitchen/breakfast room has a fantastic range of white gloss shaker style wall and base units with a contrasting granite effect worktop, a tiled splashback, and a UPVC window. Built-in appliances include a Bosch four burner electric hob with an extractor fan over, an eye level AEG double oven, a fridge/freezer, and there is also space and plumbing for a washing machine, a tumble dryer, and a breakfast table and chairs. There are recessed ceiling spotlights and a UPVC window giving an attractive outlook over the communal gardens.

There are two great sized double bedrooms, both benefiting from built-in wardrobes, with the master enjoying its own en-suite shower room. The en-suite comprises a corner shower cubicle with chrome thermostatic shower attachments, a pedestal wash hand basin, a WC, tiled flooring, part-tiled walls, a wall mounted mirror, a medicine cabinet, and a UPVC window. The master bedroom is also situated at the rear of the property and enjoys an outlook over the garden.

The family bathroom has a laminate style flooring and a modern suite comprising a wash hand basin with a mixer tap over and storage beneath, a panel bath with a mixer tap over and handheld shower attachment, a WC, a heated towel rail, part tiled walls, and a UPVC window.

There is an additional room, previously used as a study and now used as extra storage, with a small window and an additional freezer.





Gardens & Grounds

To the front of the property is an area of communal garden, maintained through the annual maintenance charge, and a driveway providing access to the garage at the rear, which features an up and over door. There is also additional visitor parking. The property benefits from a well tended communal garden, surrounded by high level trees and hedging, making it extremely private and secluded.

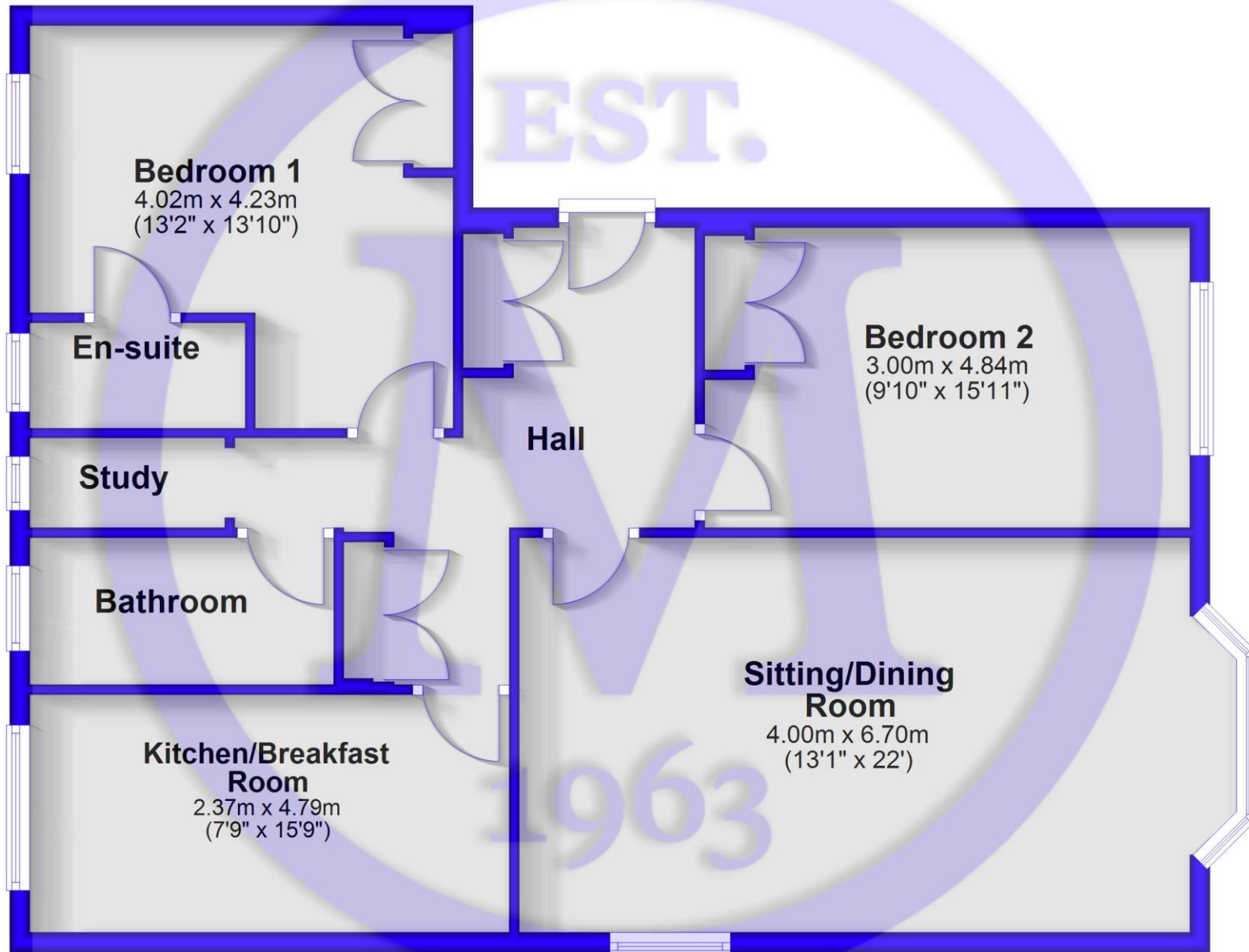


Services

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating C

Floor Plan

Approx. 90.5 sq. metres (974.1 sq. feet)



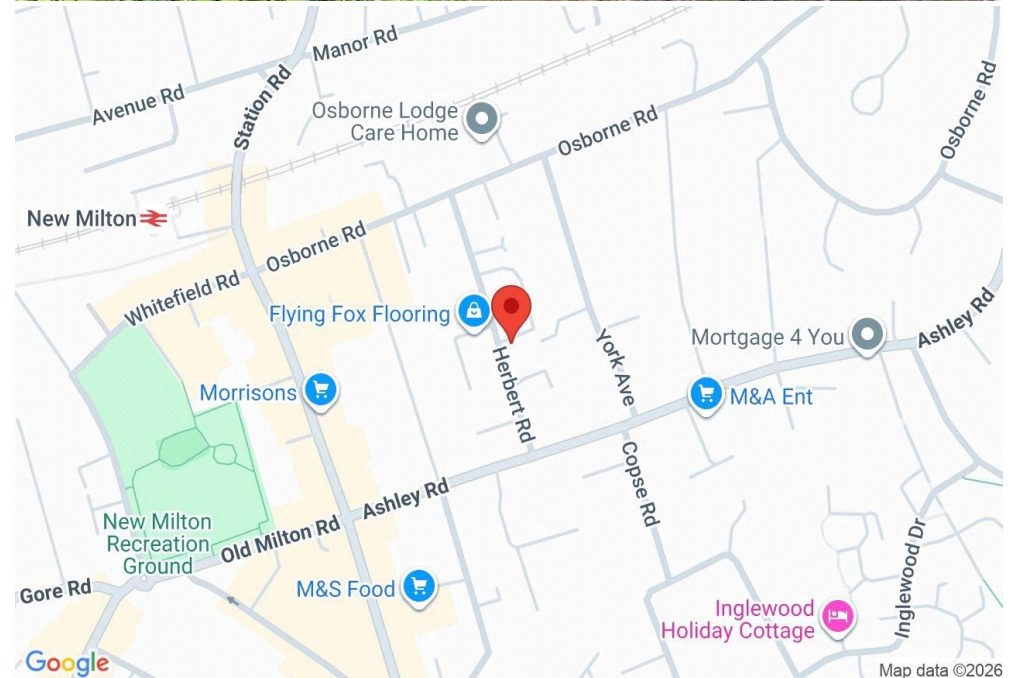
Total area: approx. 90.5 sq. metres (974.1 sq. feet)

Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells, continue straight across the traffic lights into Ashley Road. Take the second turning on the left into Herbert Road, where the property will be seen a short distance along on the right hand side.





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