



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

£250,000

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

This fantastic first floor apartment is situated a short walk of New Milton town centre and mainline railway station. The property offers generous accommodation with features including a spacious double aspect sitting/dining room, a master bedroom with en-suite, a family bathroom, a kitchen/breakfast room and a garage in 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 laminate style flooring, a useful double cloaks storage cupboard housing the electrical consumer unit, radiator, double airing cupboard housing the modern Worcester combination boiler, hatch to roof space and 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 marble effect hearth and surround, inset electric fire, TV aerial point, ample space for three piece suite and 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, tiled splash back and UPVC window. Built in appliances include a Bosch four burner electric hob with extractor fan over, eye level AEG double oven, fridge freezer and there is also space and plumbing for washing machine, tumble dryer and breakfast table and chairs, recess ceiling spotlights and a UPVC window giving an attractive outlook over the communal gardens

There are two great size double bedrooms both benefitting from built in wardrobes with the master enjoying its own en-suite shower room. The en-suite comprises of a corner shower cubicle with chrome thermostatic shower attachments, pedestal wash hand basin, WC, tiled flooring, part tiled walls, wall mounted mirror, medicine cabinet and 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 laminate style flooring and a modern suite comprising of a wash hand basin with mixer tap over and storage beneath, panel bath with mixer tap over and handheld shower attachment, WC, heated towel rail, part tiled walls and UPVC window

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





Gardens & Grounds

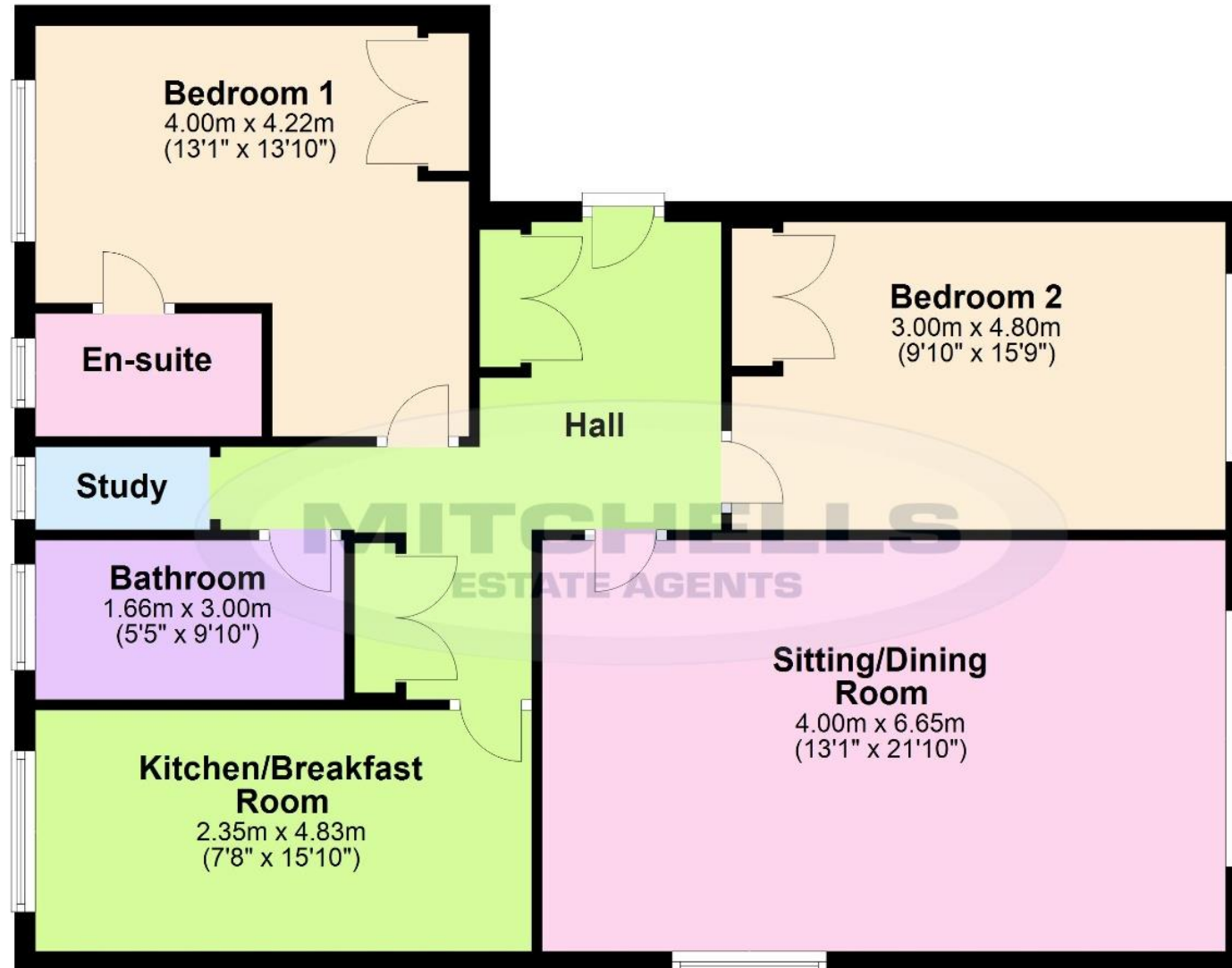
To the front of the property is an area of communal garden paid for out of the annual maintenance charge and a driveway giving access to the garage at the rear of the property with up and over door and additional visitor parking. There is also a well tended communal garden surrounded by high level trees 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 (974.3 sq. feet)



Total area: approx. 90.5 sq. metres (974.3 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.

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 left into Herbert Road where the property will be seen after a short distance on the right hand side.





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