

28 LAKESIDE PINES  
BARRS AVENUE, NEW MILTON, BH25 5GQ









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This superb two double bedroom first floor apartment is situated in this prestigious block and located a short walk of New Milton town centre. The property offers bright and spacious accommodation with features including a sitting/dining room, two double bedrooms and a stunning outlook over the communal grounds.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Communal Garden
- Parking



£184,500



## The Property

Entrance hall with carpeted flooring, hatch to roof space. Night storage heated, storage cupboard and careline system.

The sitting/dining room has a bright and airy double aspect, a feature fireplace with an ornate mantle, marble hearth and inset electric fire, ample space for three piece suite and for a two seater table and chairs. There is a TV aerial point, carpeted flooring and a night storage heater.

An archway leads through to the kitchen with a fantastic range of wall and base units with a contrasting timber effect worktop, there is a stainless steel sink with mixer tap over and drainer, four burner electric hob with extractor fan over, tiled splash back, eye level oven, built-in fridge freezer and space and plumbing for a washing machine. There is large UPVC window enjoying a beautiful outlook over the well kept communal gardens.

Bedroom one has a bright and airy double aspect, a feature bay window, ample space for a double or king sized bed, built in double cupboard and TV aerial point.

Bedroom two is a generous double with a built in double wardrobe, ample space for a double bed and enjoying an outlook to the front of the property.

Shower room with large walk in shower cubicle with glass shower screen, wash basin with storage beneath, WC with concealed cistern and tiled flooring.







## Gardens & Grounds

To the front of the property there is an area of communal garden with an archway leading through to a large area of parking.

To the rear of the property there is an impressive and well kept communal garden, the maintenance which is paid for out of the annual maintenance charge.

## Services

Mains gas, electric, drainage and water

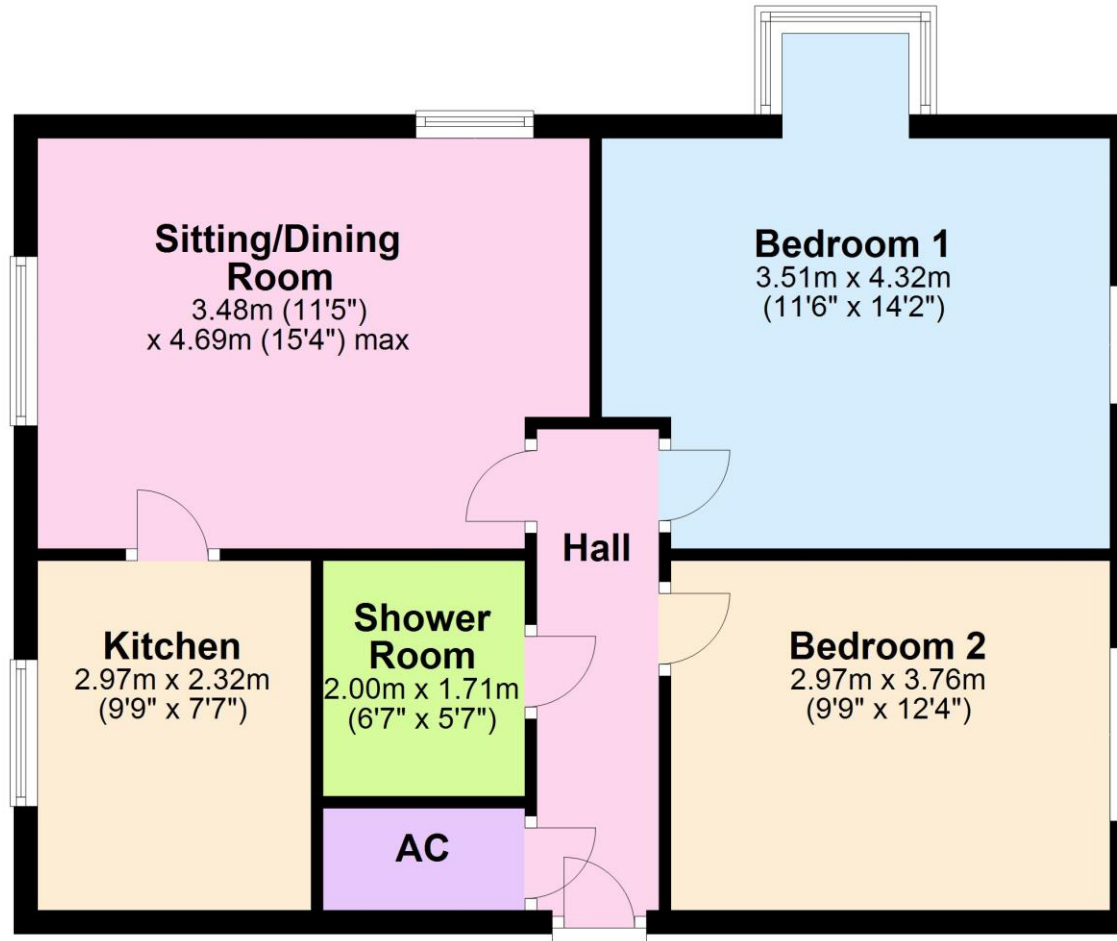
Council Tax Band D

Energy Performance Rating Current: 73C Potential: 76C



## First Floor

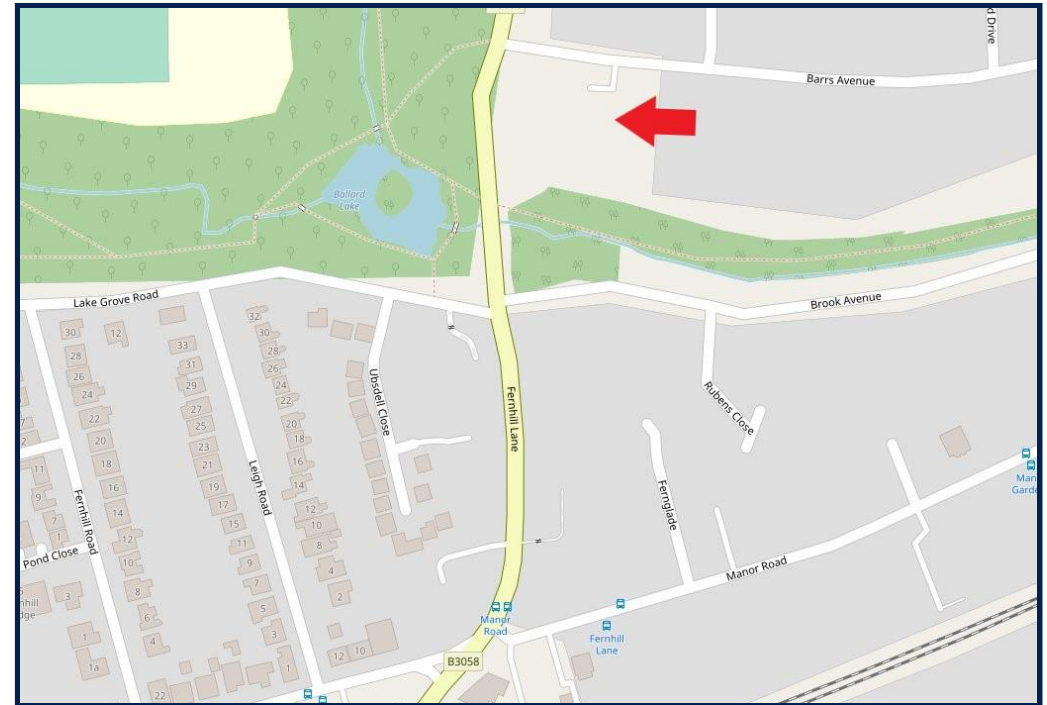
Approx. 60.1 sq. metres (646.8 sq. feet)



'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.

**28 Lakeside Pines, Barrs Avenue, New Milton**



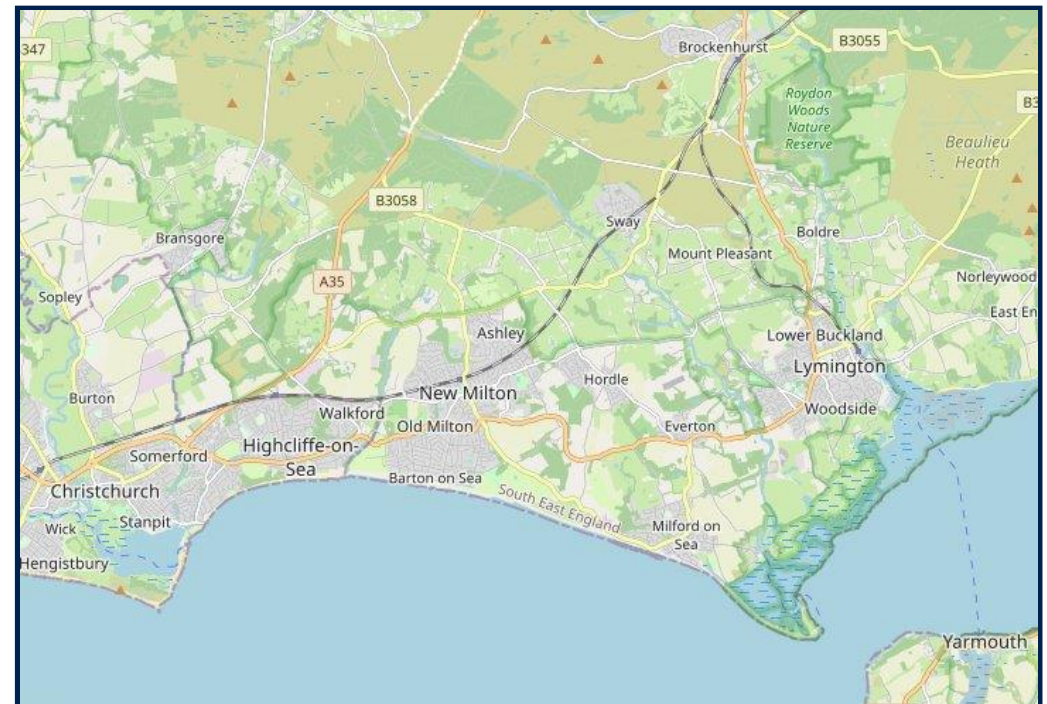


## Situation

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 turn left at the traffic lights and proceed over the railway bridge. Take the third turning right into Barrs Avenue where the property will be found immediately on the right hand side.







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