



*Flat 2, 68 Old Milton Road, New Milton, BH25 6DX*

£249,950

**Mitchells**  
1963 — TODAY



*Flat 2*  
*68 Old Milton Road*  
*New Milton*  
*Hampshire*  
*BH25 6DX*

An immaculately presented two double bedroom ground floor apartment built approximately six years ago forming part of a small and select development on the site of the former police station. The property occupies a convenient location within easy walking distance of the town centre and other features include a superb luxury kitchen, a private terrace, a security entry system, allocated parking, a good sized sitting/dining room with a feature walk-in bay, excellent decorative order and an internal viewing is strongly recommended.

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



## The Property

Entrance hall with security entry phone and large storage cupboard

Lovely sitting/dining room with a feature recess bay, ideal for a dining table and with a pleasant outlook to the front

Superb modern kitchen with a range of grey and white wall and base units with a contrasting stone effect worktop and an inset one and half bowl Franke sink unit with mixer tap over, integrated washer/dryer, electric oven, gas hob and extractor, integrated fridge/freezer, under cupboard lighting, wall mounted Ideal gas fired boiler concealed in cupboard, attractive tile effect flooring, recess ceiling spotlights and an outlook to the front

Two double bedrooms, one with a built in double wardrobe and a casement door onto a private rear terrace

Modern shower room fitted with a white suite comprising a fully tiled corner shower cubicle with thermostatically controlled shower, wash basin, WC, built in storage, recess ceiling spotlights, extractor fan, tiled flooring and a chrome ladder style heated towel rail

Excellent decorative order throughout

Gas fired central heating and UPVC double glazing





## *Gardens & Grounds*

The property benefits from a private terrace to the rear laid mainly to textured paved patio and shingle.

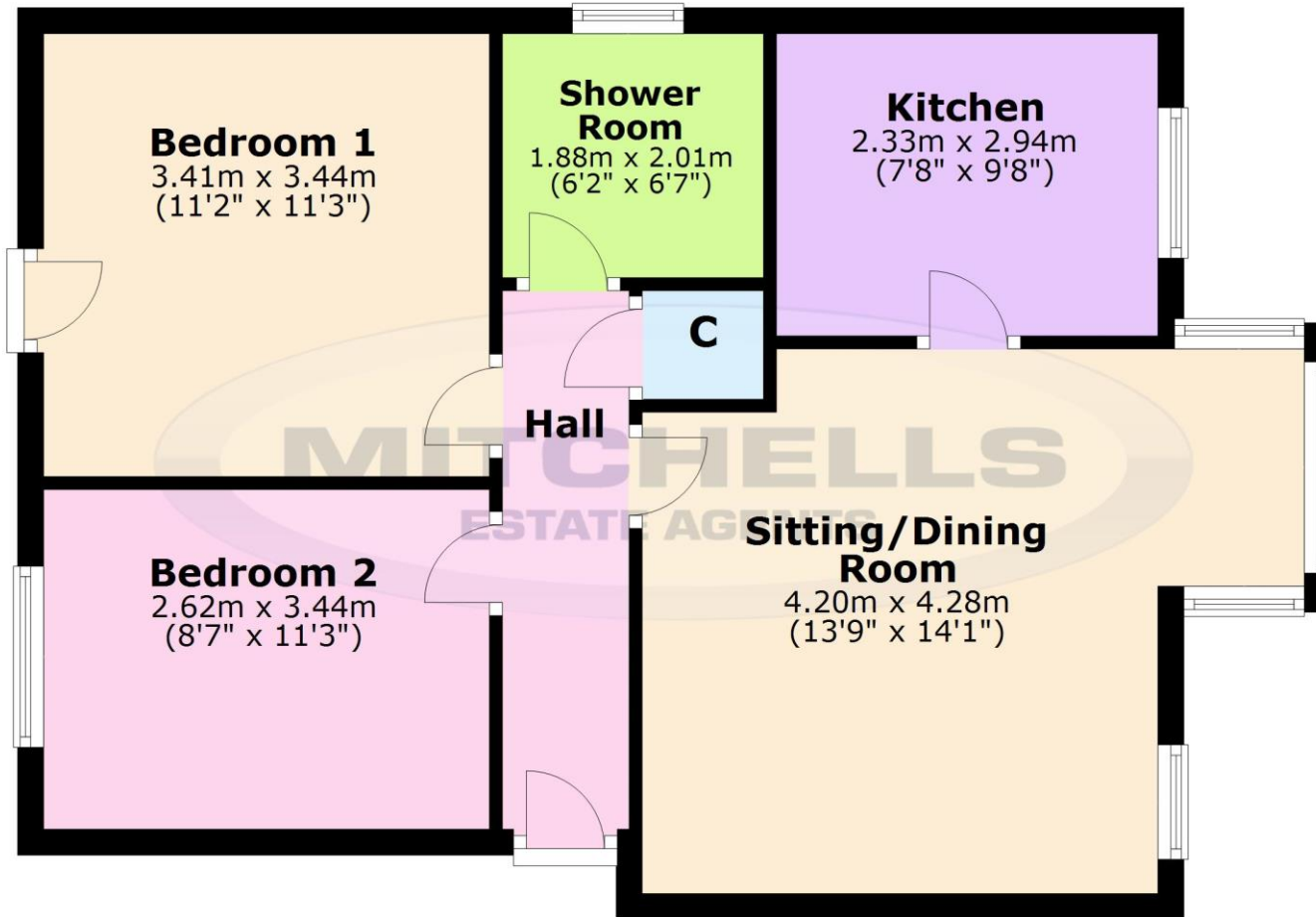
The property also benefits from an allocated parking space.

## *Services*

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

# Ground Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



Total area: approx. 55.6 sq. metres (598.0 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.

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## 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 proceed along Old Milton Road. At the roundabout continue straight across where the property will be found on the right hand side.





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