



7 The George, Christchurch Road, New Milton, BH25 6QJ

£277,500

Mitchells
1963 — TODAY



*7 The George
Christchurch Road
New Milton
Hampshire
BH25 6QJ*

A charming and characterful two bedroom, first floor apartment, forming part of a professional conversion of one of New Milton's most historic buildings. The property is now available for immediate occupation. Other features include a stunning, large living/dining/kitchen area, casement doors leading onto a private balcony, a luxury kitchen and bathroom, allocated parking, an electric vehicle charging point, reasonable maintenance charges, and a security entry system. An internal viewing is strongly recommended to fully appreciate the character and finish of the property.

- Living/Dining/Kitchen Area
- Balcony
- Inner Hall
- Two Bedrooms
- Bathroom
- Allocated Car Parking
- Visitor Parking
- Communal Grounds
- Share Of Freehold
- 997 Years Remaining On Lease
- Maintenance - Estimated at £1,650 PA



The Property

Stunning, large living/kitchen/dining area, with the kitchen featuring an excellent range of high quality wall and base units, a dark grey worktop, and an inset one and a half bowl sink unit with mixer tap over. Integrated appliances include a Hotpoint electric oven, touch-control induction hob, extractor fan, and washer dryer. There is space for a tall fridge/freezer, recessed ceiling spotlights, under cupboard lighting, and attractive timber effect flooring.

Good sized living/dining area with feature glazing, a cloaks cupboard, and twin double glazed casement doors opening onto the private balcony with decking style flooring and a wrought iron balustrade.

Inner hall with airing cupboard.

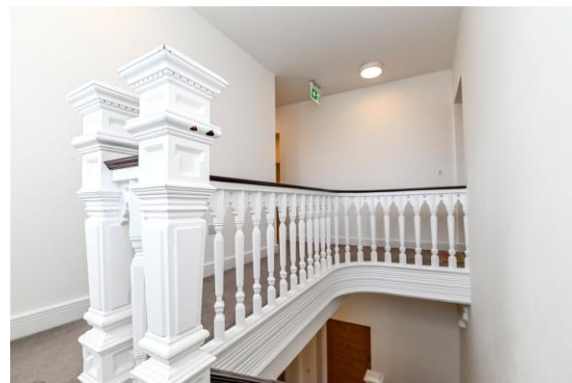
Two double bedrooms.

Luxury bathroom fitted with a white suite comprising a panel bath with mixer tap and shower attachment over, glass shower screen, wash basin, WC, part tiled walls, chrome ladder style heated towel rail, and extractor fan.

Lease length – 999 years

Maintenance – Estimated at £1,650 PA

Share of Freehold





Gardens & Grounds

The property sits within its own well maintained communal grounds and gardens, the upkeep of which is covered by the annual maintenance charge.

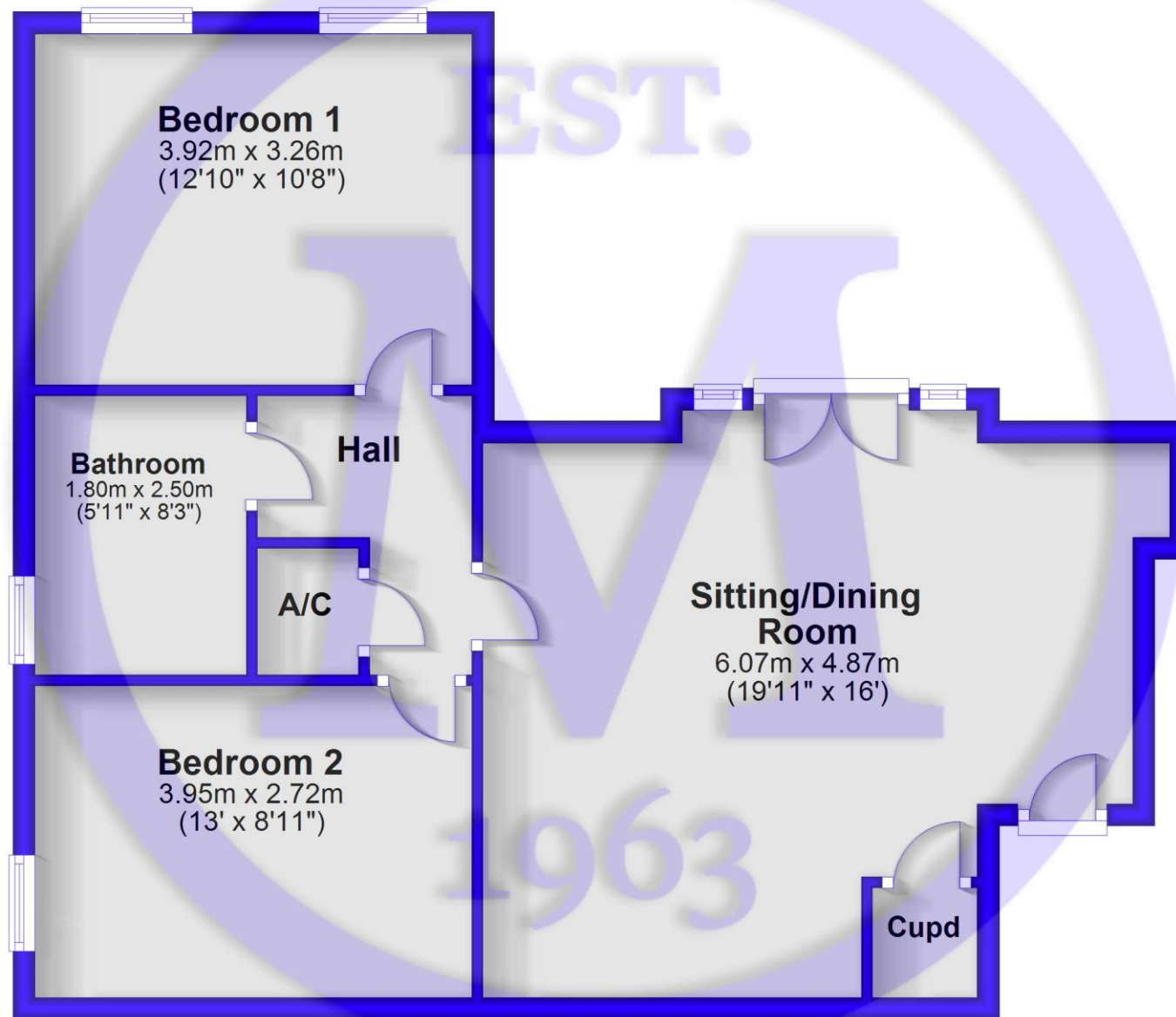
The apartment benefits from two allocated parking spaces, one of which is equipped with an electric vehicle charging point.

Services

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

First Floor

Approx. 62.6 sq. metres (673.9 sq. feet)



Total area: approx. 62.6 sq. metres (673.9 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.

Directions

From Mitchells, proceed along Old Milton Road. Continue straight across the roundabout, and at the T-junction, turn right onto Christchurch Road. The entrance to The George will be found after a short distance on the right hand side.





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