



*29 Rothbury Park, New Milton, BH25 6TR*

*£265,000*

**Mitchells**  
1963 — TODAY





*29 Rothbury Park  
New Milton  
Hampshire  
BH25 6TR*

A bright and spacious two double bedroom first floor apartment that is ideally situated approximately half way between New Milton town centre and the local supermarkets. The property offers bright and spacious accommodation with features including a triple aspect through sitting/dining room, a kitchen/breakfast room, a garage in nearby block and the property owns its share of the freehold.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom
- Spacious Hallway
- Garage
- Communal Gardens
- Share Of Freehold





## The Property

The front door leads through to the entrance hall with a UPVC window, double coats storage cupboard, ample space for sideboard and double radiator.

The sitting/dining room is a particular feature of the property with a bright triple aspect, TV aerial point, two double radiators and ample space for three piece suite and four seater table and chairs.

The kitchen/breakfast room is fitted with a range of solid wood wall and base units with a contrasting worktop, stainless steel sink with drainer, tiled splashback, wall mounted Worcester combination boiler and space and plumbing for washing machine, tumble dryer, fridge freezer and free standing cooker.

The family bathroom is fitted with a suite comprising a WC, pedestal wash hand basin, panel bath with mixer tap over and hand held shower attachment, shower curtain, fully tiled walls and timber effect flooring.

There are two double bedrooms both benefitting from built in wardrobes and having an outlook to the front with the master bedroom being a particularly good size with carpeted flooring and space for king size bed and bedside cabinets.

The property is offered with vacant possession and a viewing is highly recommended.





## *Gardens & Grounds*

To the front and side of the property are beautifully kept communal grounds, the upkeep of which is paid for out of the annual maintenance charge.

To the rear of the property is a garage block. This property benefits from a single garage with up and over door and a pitched tiled roof.

The property is offered with vacant possession and must be viewed to be fully appreciated.

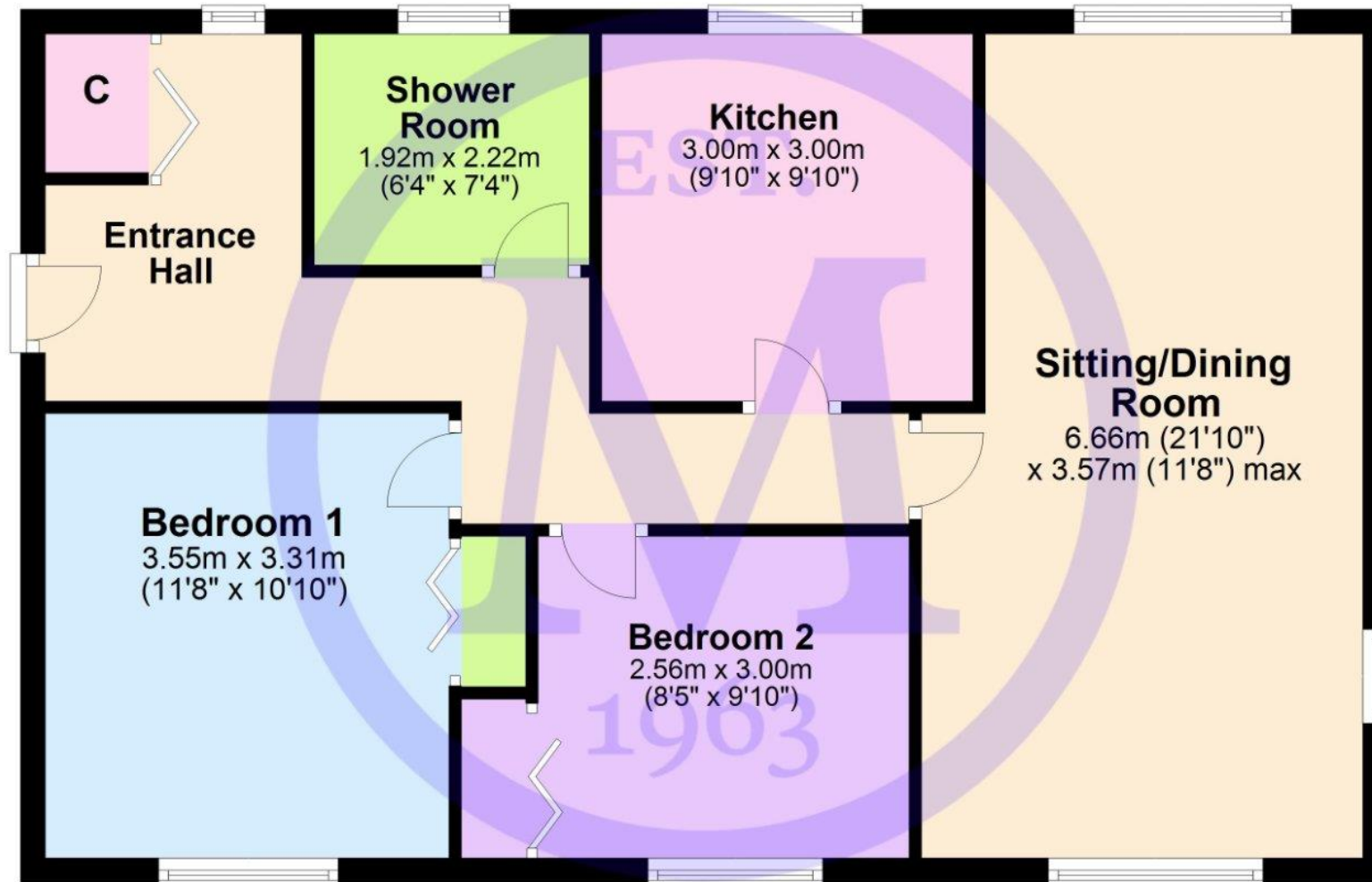
## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating To be confirmed



# First Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



Total area: approx. 60.5 sq. metres (651.3 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 proceed across the traffic lights into Ashley Road. Continue through the first set of lights and take the second right into Copse Road. At the T-Junction bear left, take the first turning left into Inglewood Drive, take the second left into Rothbury Park, bear right and the property will be found ahead of you.







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