



*6 Homefield House, New Milton, BH25 6NP*

£112,500

**Mitchells**  
1963 — TODAY



*6 Homefield House  
Barton Court Road  
New Milton  
Hampshire  
BH25 6NP*

A well-positioned bright and airy ground floor one bedroom retirement flat that is situated in a popular purpose built block within minutes of New Milton town centre. The property has been redecorated throughout and features include a modern kitchen and shower room, a generous dual aspect living/dining room, bedroom with furniture and a personal door onto the communal gardens.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Communal Gardens
- Parking



## The Property

Communal entrance hall with access via entry buzzer system.

Entrance hall with built in airing cupboard.

The dual aspect living/dining room is a great space and on the southerly side making it extremely bright with ample space for dining suite adjacent to the kitchen.

Kitchen with a modern range of matching wall and base storage units with a contrasting laminate worktop, a tiled splash back, space for washing machine, fridge and freezer, a built in gas hob with extractor fan over and a southerly facing window.

Double bedroom with a pleasant outlook over the communal grounds and custom built in wardrobes.

The shower room has a wet room style shower with a static screen, an independent power shower and partially tiled walls, low flush WC, pedestal wash hand basin, a generous amount of storage and an extractor fan.





## *Gardens & Grounds*

Homefield House occupies a prominent corner plot on the south side of New Milton high street with a large area of communal lawn and the block is screened well with mature shrubs.

There is parking to both the front and the rear and there is a large communal lounge for all residents.

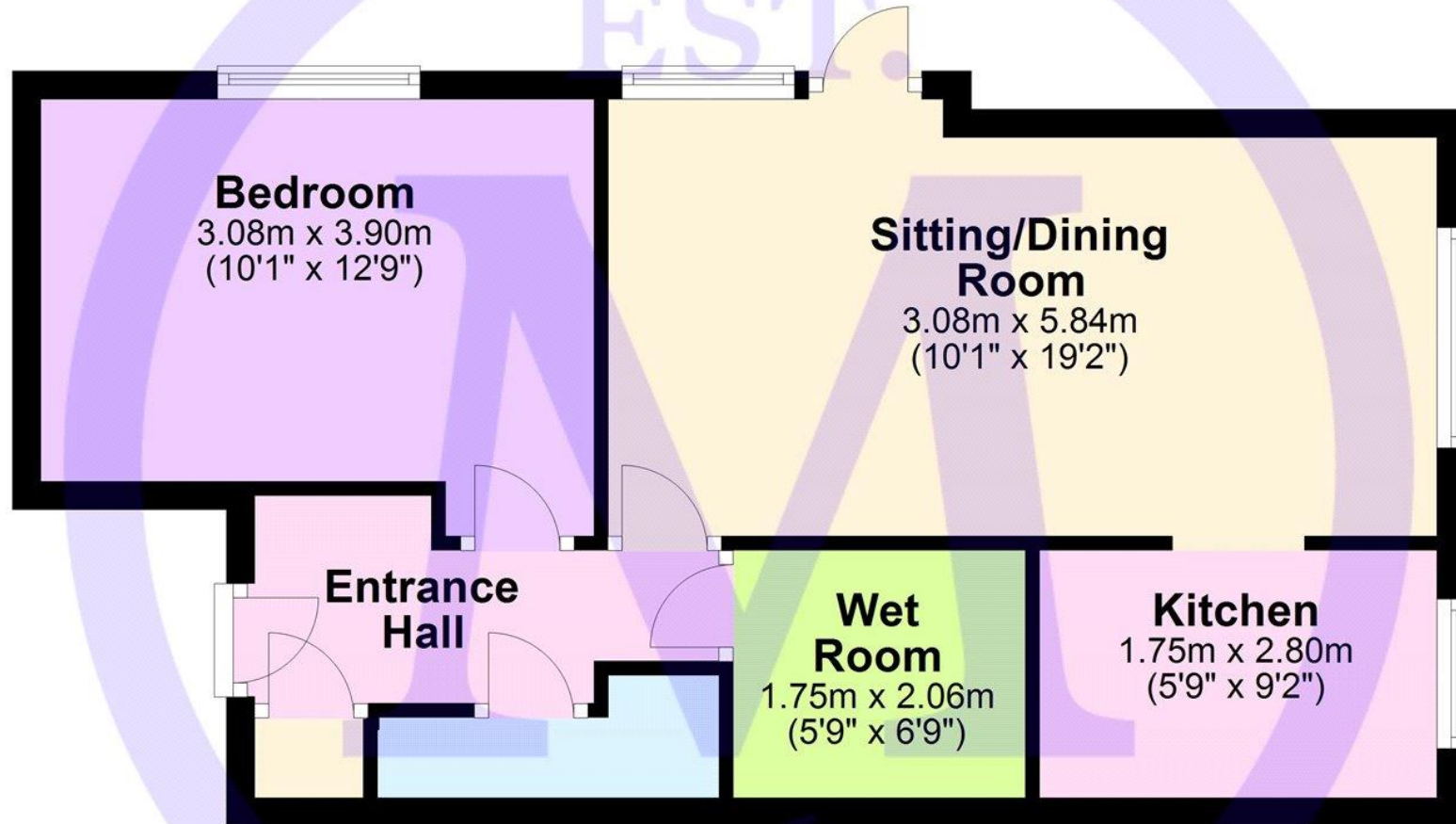


## *Services*

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

## Ground Floor

Approx. 44.2 sq. metres (475.3 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.

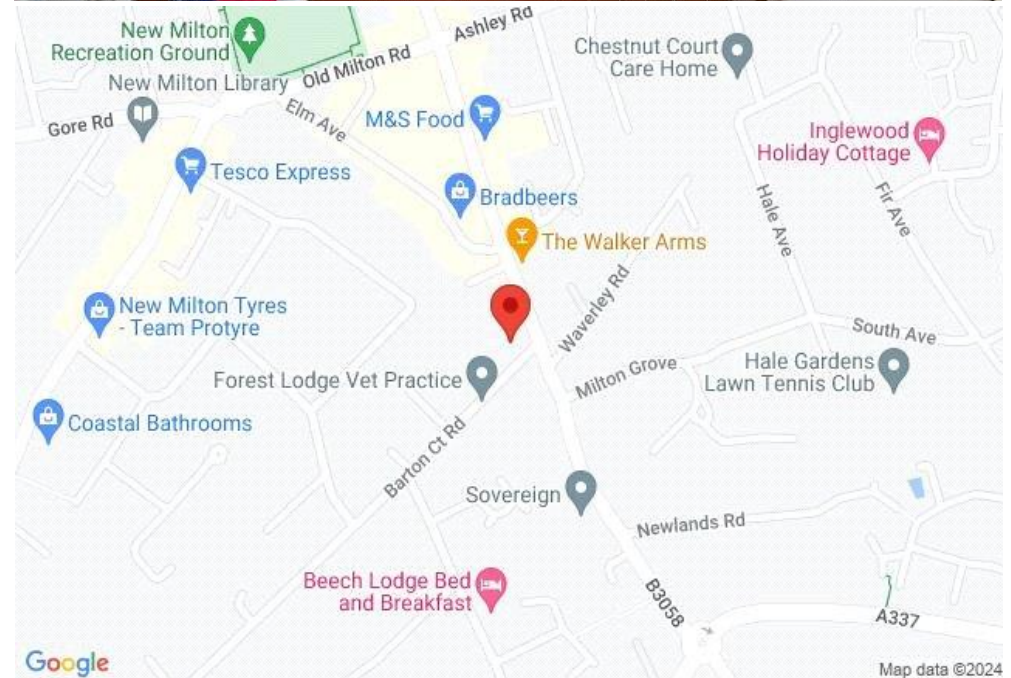
**6 Homefield House, 2 Barton Court Road, New Milton**

## 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 right at the traffic lights and proceed along Station Road. Take the second right into Barton Court Road where the property will be found immediately on the right hand side.





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