



38 Wellington Court, New Milton, BH25 5ST

£199,950

Mitchells
1963 — TODAY



*38 Wellington Court
Fernhill Lane
New Milton
Hampshire
BH25 5ST*

This attractive two bedroom cottage is ideally situated a short walk of the town centre in this modern retirement development built specifically for the over 60s. It offers bright and spacious accommodation with features include a sitting dining room, a ground floor cloakroom and first floor shower room. The development also offers communal facilities including a communal sitting room, laundry and an onsite manager.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen
- Sitting/Dining
- First Floor Landing
- Shower Room
- Two Double Bedrooms
- Parking
- Communal Facilities



The Property

Entrance hall with stairs to first floor landing and useful storage cupboard.

The kitchen is fitted with a range of solid wood wall and base units with a contrasting worktop, stainless steel sink with mixer tap over and drainer, space and plumbing for a washing machine, dishwasher and tall stand up fridge freezer, a useful larder style storage cupboard with plenty of shelving and an electrical consumer unit.

The sitting room is situated at the back of the property with a UPVC window, a feature fireplace with inset electric fire and ornate mantle and sliding patio doors onto the patio and leading out to the parking.

First floor landing with airing cupboard housing the hot water cylinder and hatch to roof space.

The main shower room has a white suite comprising a walk in double shower with electric shower attachment and pull down seat, chrome heated towel rail, pedestal wash hand basin, WC, fully tiled walls and UPVC window.

On the first floor are two generous double bedrooms both benefitting from built in storage with the master being a particularly good size with a TV aerial point, two UPVC double glazed windows and a walk in wardrobe.





Gardens & Grounds

To the front of the property is a pathway leading to the front door with a small garden.

To the rear of the property is an area of patio with mature and colourful borders which leads through to the parking.

The property is offered with vacant possession and must be viewed to fully appreciate the space on offer.

Services

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

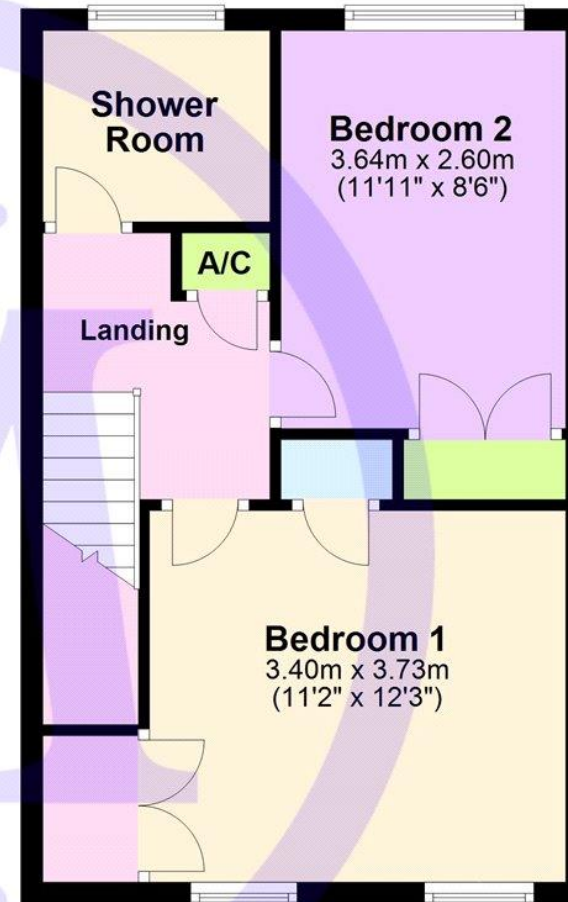
Ground Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 75.8 sq. metres (815.7 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.

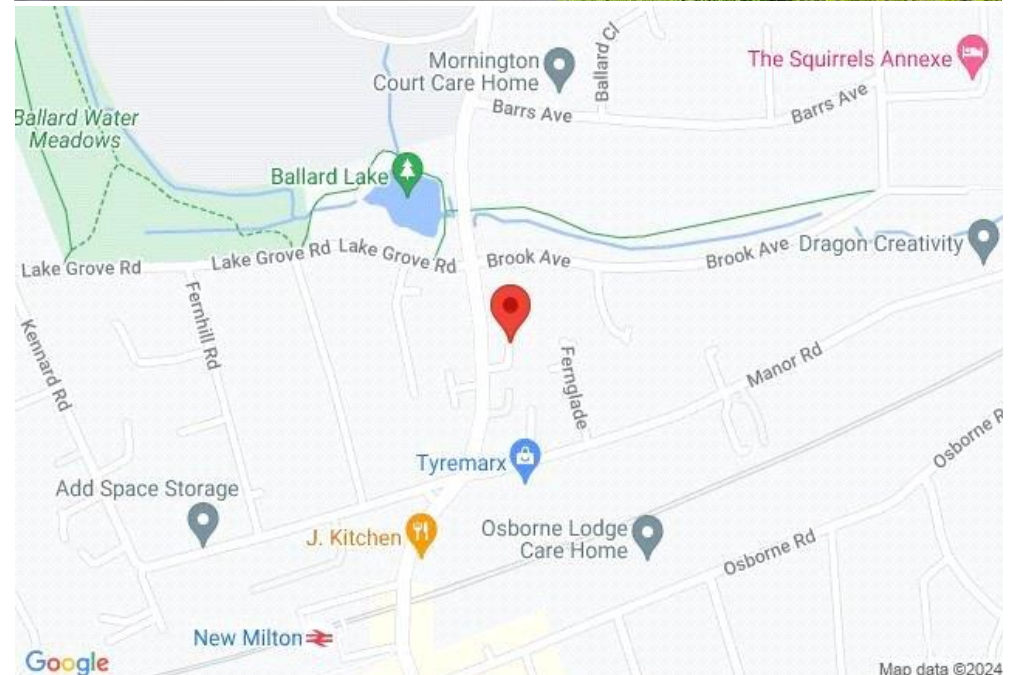


Situation

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 turn left at the traffic lights and proceed over the railway bridge where the entrance to Wellington Court will be found after a short distance.





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