



*14 Trevone, Herbert Road, New Milton, BH25 6BX*

£255,000

**Mitchells**  
1963 — TODAY







*14 Trevone  
Herbert Road  
New Milton  
Hampshire  
BH25 6BX*

A pleasant well appointed and particularly large two double bedroom ground floor apartment which is situated in this prestigious Georgian style purpose built block on the doorstep of New Milton town. Features of the property include a kitchen/dining room, a separate WC, a generous amount of storage and a garage in a block only a few steps from the communal door. The property is offered for sale with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Bedroom
- Bathroom
- Separate WC
- Communal Grounds
- Garage



## The Property

Clean and tidy entrance hall with communal door accessing only four flats

Entrance hall to the apartment with two built in double width cupboards, one of which houses the hot water cylinder

The sitting/dining room is an impressive 6.5m in length and has a pleasant westerly outlook over the communal gardens with a feature bay window

Two double bedrooms, both with built in wardrobes and bedroom one located on the east side enjoying the morning sun. Bedroom two benefits from a bay window and enjoys westerly views over communal grounds

Bathroom with fully tiled walls and matching suite comprising of full sized bath with shower over, pedestal wash hand basin and WC, window and radiator

Separate WC with fully tiled walls and a window

Kitchen/dining room with a large range of matching wall and base storage cupboards, space for fridge freezer, cooker, washing machine, ample space for dining suite and an easterly window overlooking the communal grounds







## *Gardens & Grounds*

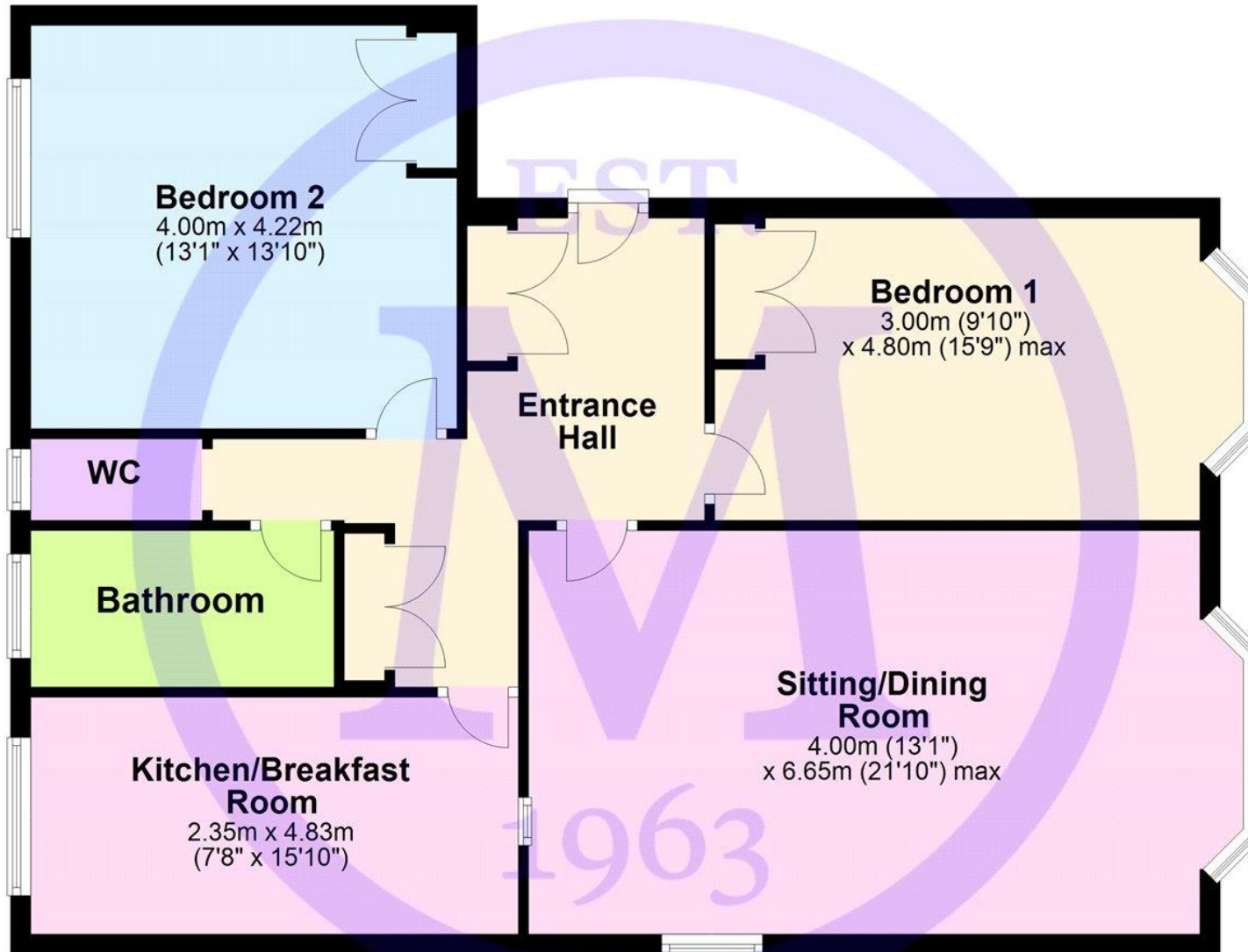
Trevone is set on particularly beautiful landscaped gardens. There is a dwarf wall to the front with mature hedgerow and various trees offering privacy from the footpath. A further footpath leads to the communal door. Vehicular access is available between two of the blocks leading to the casual parking and garage block. The garage has an up and over door and felt roof.

## *Services*

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

## Floor Plan

Approx. 88.4 sq. metres (951.6 sq. feet)



Total area: approx. 88.4 sq. metres (951.6 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 continue straight across the traffic lights into Ashley Road. Take the second turning left into Herbert Road where the property will be seen after a short distance on the right hand side.







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