



21 Violet Lane, New Milton, BH25 5SR

£249,950

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*21 Violet Lane
New Milton
Hampshire
BH25 5SR*

This spacious two double bedroom first floor apartment is situated a short walk of Ballard Lake and walking distance of New Milton town centre. The property offers bright and versatile accommodation with features including two reception rooms, a modern kitchen, a private front door, a private balcony and a share of the freehold.

- Entrance Hall
- Hallway
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Separate Cloakroom
- Two Double Bedrooms
- Garage In Nearby Block
- Communal Gardens
- Share Of Freehold



The Property

Entrance hall with UPVC front door and stairs to first floor landing.

The landing/hallway is a spacious room with a drop down loft hatch, central heating thermostatic, radiator and two useful storage cupboard.

The sitting room is a fantastic size with a large picture window to the front, a glazed door leading out to the private balcony, double radiator and archway leading through to the dining room.

The dining room is a lovely sized room with glazed door leading back to the hallway and a UPVC window looking out towards the parking.

The private balcony has a bright southerly aspect with wrought iron railings and is a fantastic size making a lovely area for outside dining.

The kitchen is fitted with a range of cream gloss wall and base units with a contrasting timber effect worktop, a tiled splash back, a wall mounted combination boiler, a UPVC window giving an outlook over the communal garden and integrated appliances include a four burner electric hob with extractor fan over, undercounter oven, stainless steel sink with mixer tap over and drainer and space and plumbing for a washing machine and tall stand up fridge freezer.

Cloakroom with wall hung wash hand basin, WC, tiled splash back, radiator and UPVC window.

The main bathroom has a white suite comprising a panel bath with independent Bristan electric shower attachment, curtain rail, pedestal wash hand basin, part tiled walls and UPVC window.

There are two lovely double bedrooms both benefitting from built in storage with bedroom one enjoying a bright southerly aspect.





Gardens & Grounds

To the front of the property is a small area of communal garden with a pathway giving access to the front door.

To the rear of the property is a large area of communal garden mainly laid to lawn with a bin store, parking and garaging.

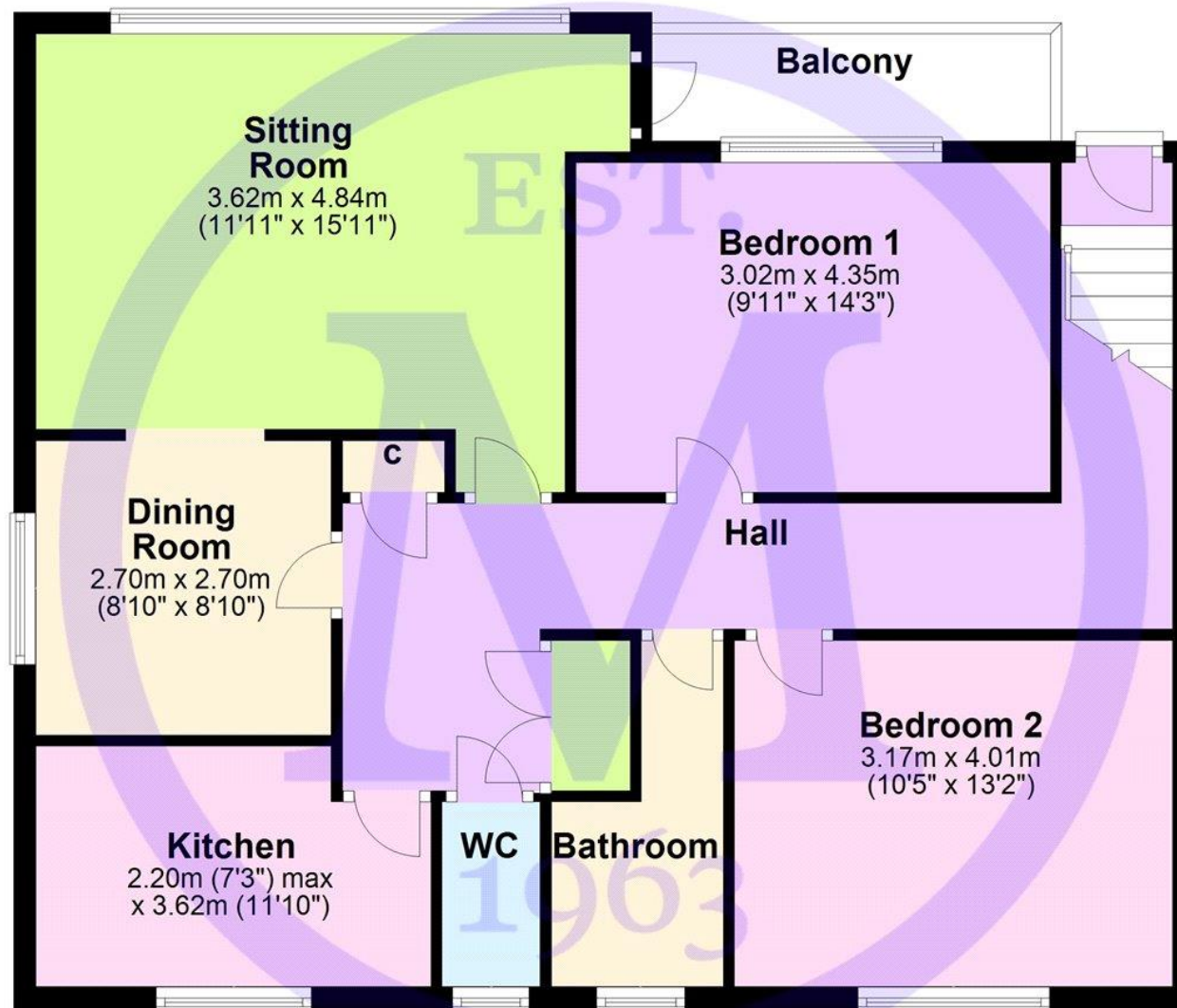
The property is offered with vacant possession and a viewing is highly recommended.

Services

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

Ground Floor

Approx. 84.9 sq. metres (914.1 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.

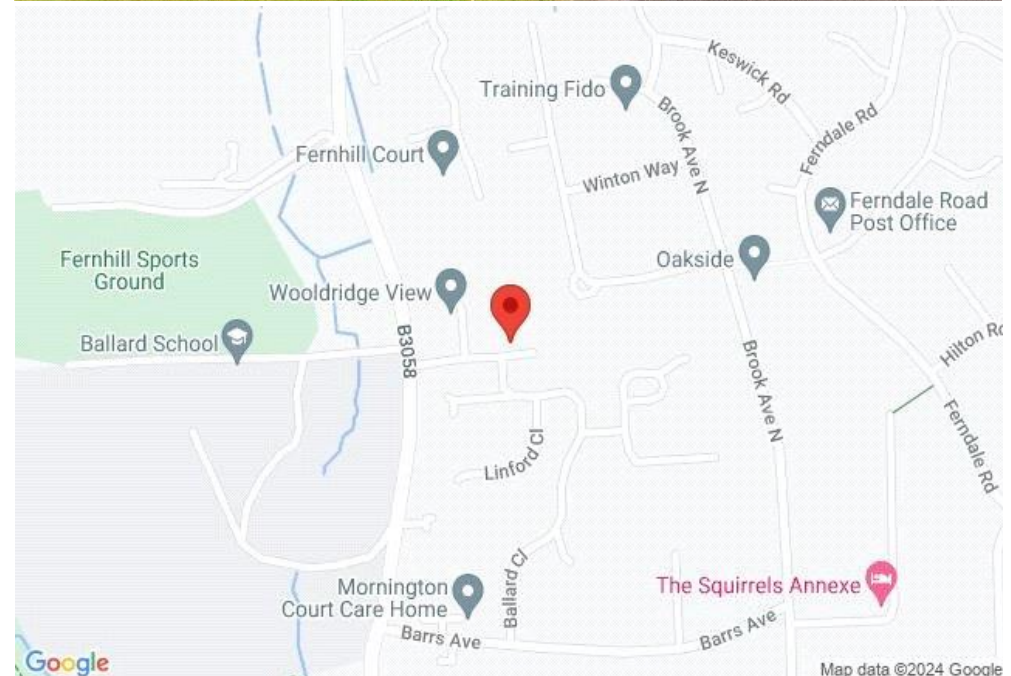
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Situation

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. Take the fourth turning right into Violet Lane where the property will be found on the left hand side.





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