



*19 Violet Lane, New Milton, BH25 5SR*

PRIVATE  
PROPERTY

£260,000

**Mitchells**  
1963 — TODAY



*19 Violet Lane  
New Milton  
Hampshire  
BH25 5SR*

A self-contained two bedroom two reception room spacious apartment situated on the ground floor of a popular block set in lovely spacious lawns. The property has been refurbished throughout and particular features include a superb modern kitchen and shower room, a private entrance, a garage in nearby block, a large sitting room, a separate dining room and a fantastic peaceful position within easy of both New Milton town centre and the open forest of The New Forest National Park.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Cloakroom
- Garage
- Communal Gardens
- Communal Parking



## The Property

Entrance hall with a UPVC double glazed front door, timber effect flooring and two useful storage cupboards.

A superb large sitting room with twin UPVC double glazed casement doors onto the communal gardens and attractive timber effect flooring.

Separate dining room with a pleasant outlook over the communal gardens, timber effect flooring and a wide arch leading through to the superb modern kitchen fitted with a range of white wall and base units with a contrasting timber effect trim and an inset sink unit with mixer tap over, integrated electric oven, gas hob and extractor, space for American style larder fridge, washing machine and tumble dryer, timber effect flooring, part tiled walls and a lovely outlook over the communal lawns to the rear.

Two double bedrooms both with timber effect flooring and both with built in wardrobes.

Fully tiled bathroom fitted with a modern white suite comprising a panel bath with a shower over and glass shower screen, wash basin with storage beneath, WC, timber effect flooring and a chrome ladder style heated towel rail.

Separate WC fitted with a modern white suite.





## *Gardens & Grounds*

The property sits in particularly spacious and predominantly lawned communal gardens and grounds, the upkeep of which is paid for out of the annual maintenance.

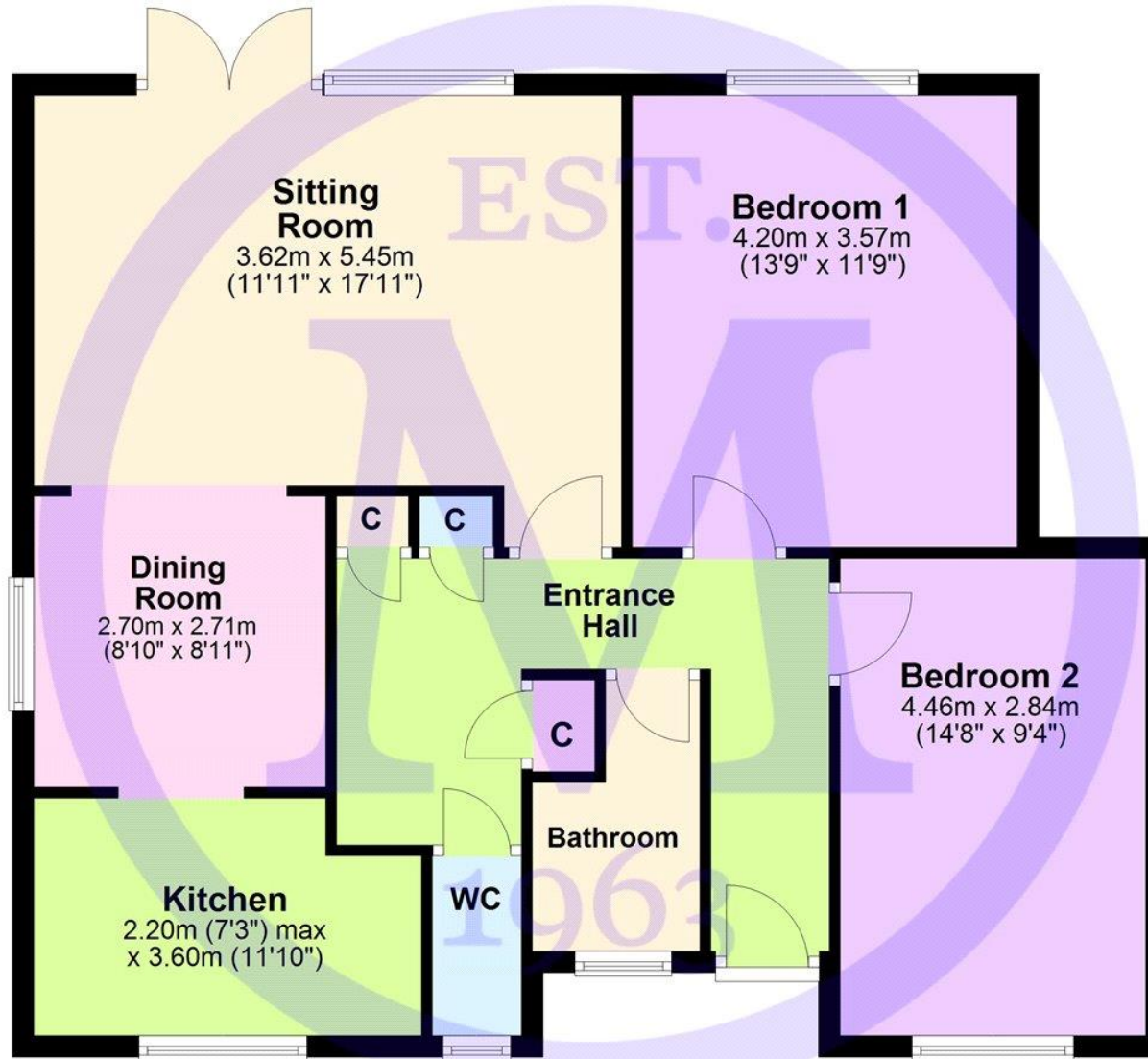
There is a garage in nearby block with up and over door and further areas of visitor parking.

## *Services*

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

## Ground Floor

Approx. 82.5 sq. metres (888.1 sq. feet)



Total area: approx. 82.5 sq. metres (888.1 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.'

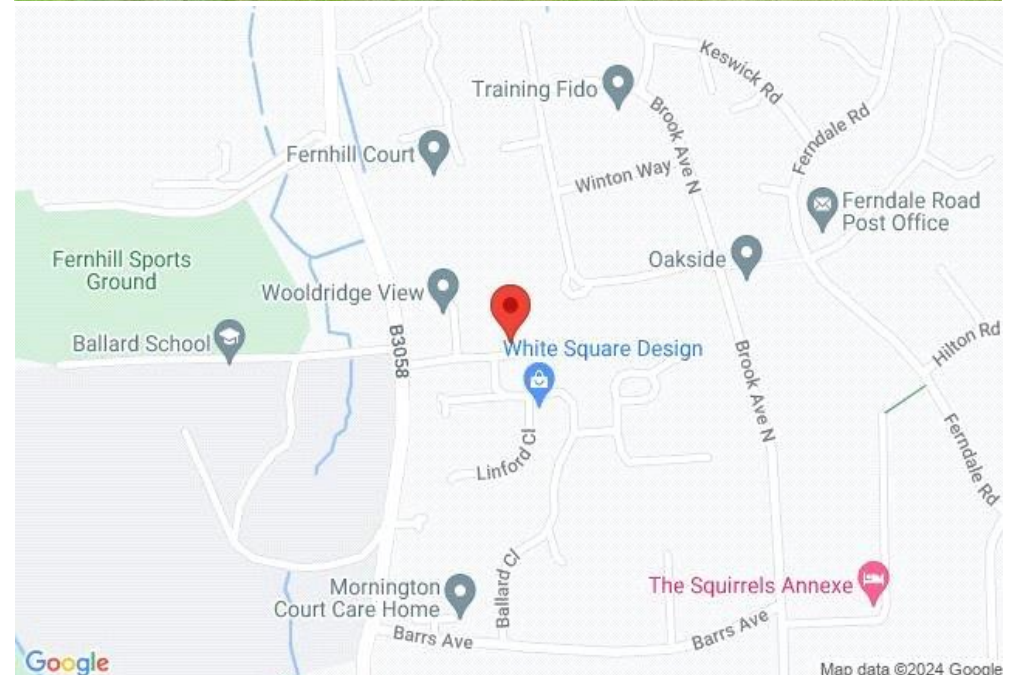
Plan produced using PlanUp.

## 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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