



18 Elm Court, 27 Old Milton Road, New Milton, BH25 6DY

£210,000

Mitchells
1963 — TODAY



*18 Elm Court
27 Old Milton Road
New Milton
Hampshire
BH25 6DY*

This beautifully presented, two double bedroom, first floor town centre apartment is situated just a few steps from New Milton high street, within walking distance of the mainline railway station, and enjoys views over the open park. The property has been beautifully maintained and features a high specification kitchen, a modern bathroom, an en-suite/utility area, and allocated parking.

- Service Charge: £2,067 PA
- Lease Length: 165 Years Remaining
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- En-Suite/Utility Area
- Family Bathroom
- Allocated Parking



The Property

Entrance hall with an airing cupboard housing the pressurised hot water cylinder and slated shelves for storage, a coats cupboard containing the electrical consumer unit, and timber effect flooring running through into the sitting room.

The sitting/dining room is particularly spacious, with a UPVC window that offers an attractive outlook over the open park, a TV aerial point, and ample space for sitting and dining furniture.

The kitchen has been recently refitted and now comprises modern wall and base units with a contrasting quartz effect worktop, a stainless steel one and a half bowl sink with a mixer tap and drainer, and integrated appliances including a four burner electric hob with an extractor fan above, a glass splashback, an eye level oven, a microwave, and a tall stand up fridge/freezer, along with an outlook over the open park.

The master bedroom is a particularly generous double with ample space for wardrobes, a telephone point, a TV aerial point, and its own en-suite cloakroom with a utility area.

The en-suite has tile effect flooring and a modern suite comprising a WC with a hidden cistern, a wash hand basin with a mixer tap and storage beneath, a mirror fronted medicine cabinet, useful shelving, space and plumbing for a washing machine and a tumble dryer, an extractor fan, and a chrome heated towel rail.

Bedroom two is a lovely double bedroom featuring a bay window, and a built-in double wardrobe.

The family bathroom is beautifully finished with a modern suite comprising a WC with a hidden cistern, a wash hand basin with a mixer tap and storage beneath, a mirror fronted medicine cabinet, a panelled bath with an independent thermostatic shower, a glass shower screen, and a chrome heated towel rail.

The property is offered with no forward chain, and a viewing is highly recommended.





Gardens & Grounds

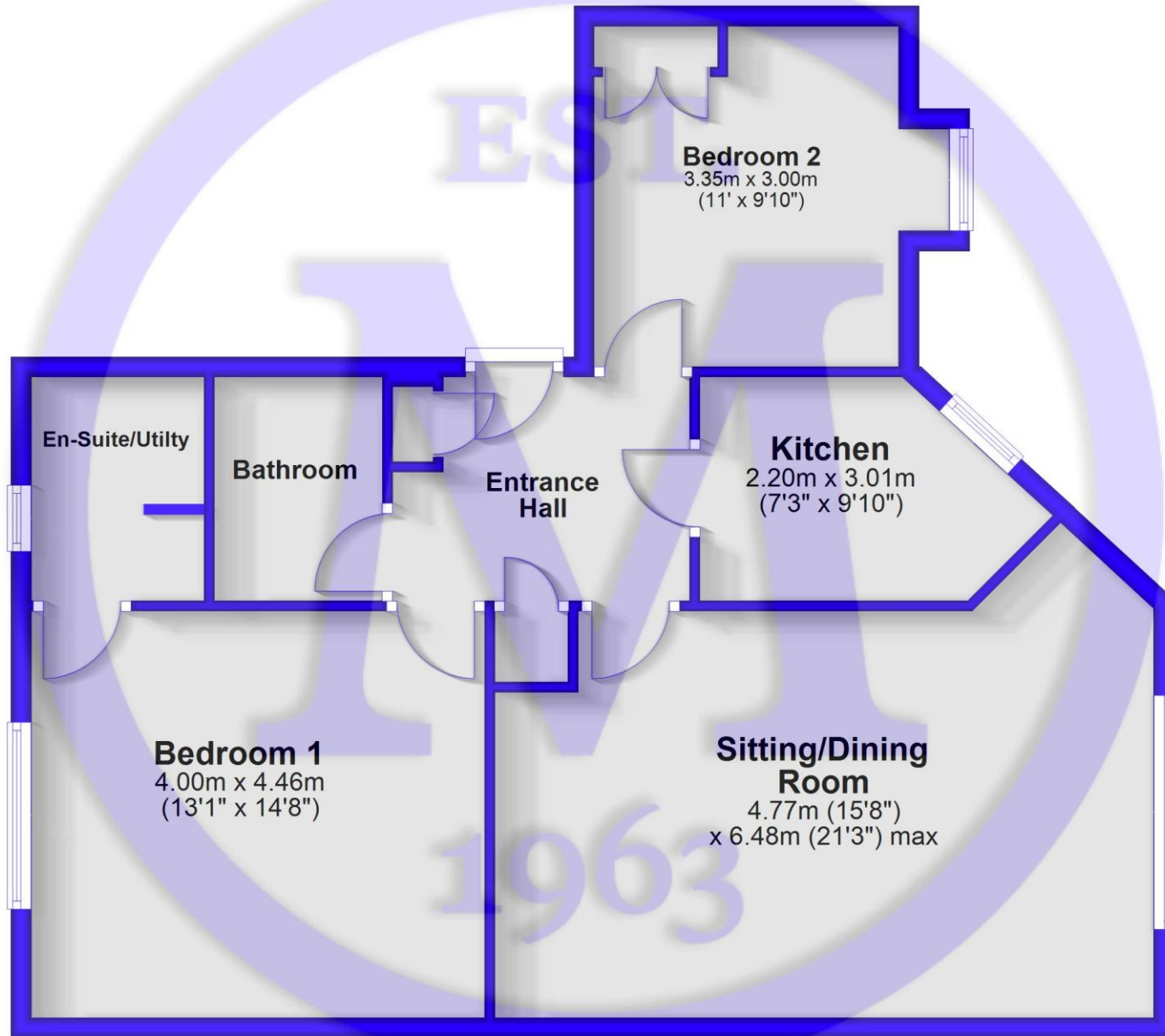
Allocated parking to the rear.

Services

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

First Floor

Approx. 77.6 sq. metres (834.7 sq. feet)



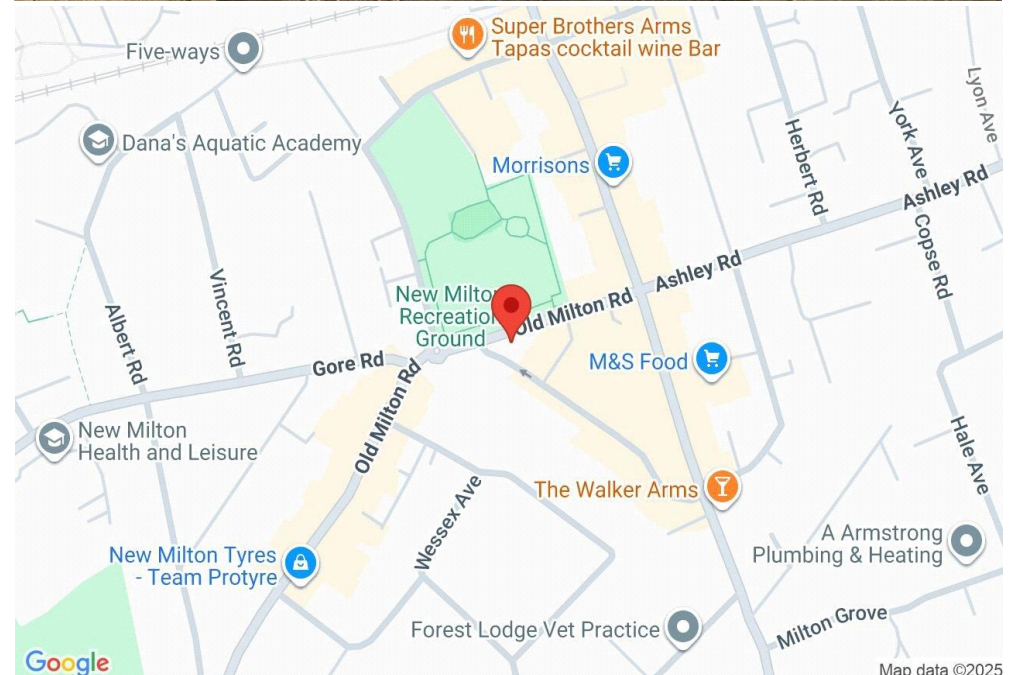
Total area: approx. 77.6 sq. metres (834.7 sq. feet)

Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

Directions

From Mitchells, walk across the road into Elm Avenue and turn immediately left. Elm Court will be seen on the right hand side and is accessed via the rear.





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