



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

*£200,000*

**Mitchells**

1963 — TODAY



*Flat 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*

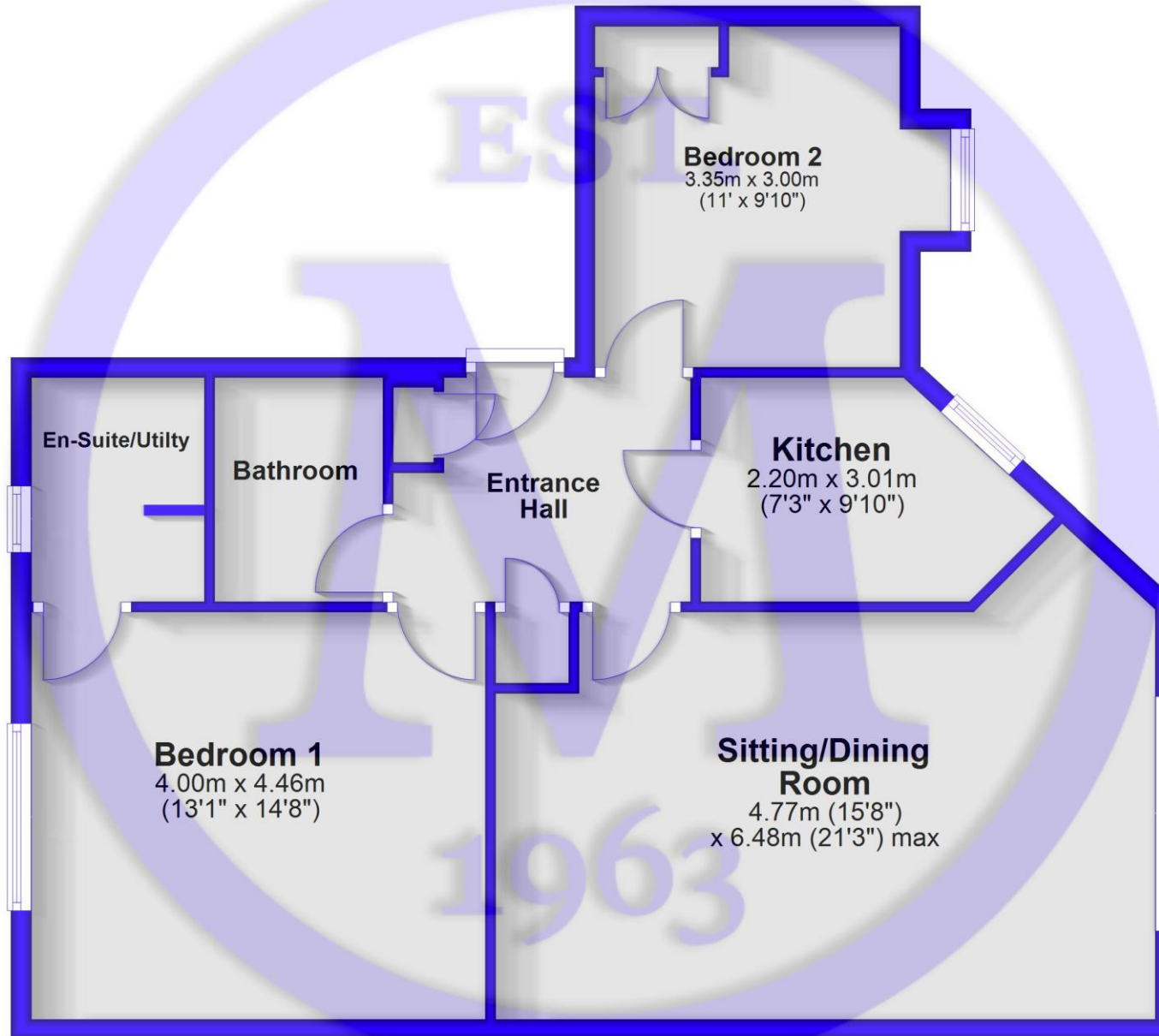
Allocated parking to the rear.

## *Services*

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

## First Floor

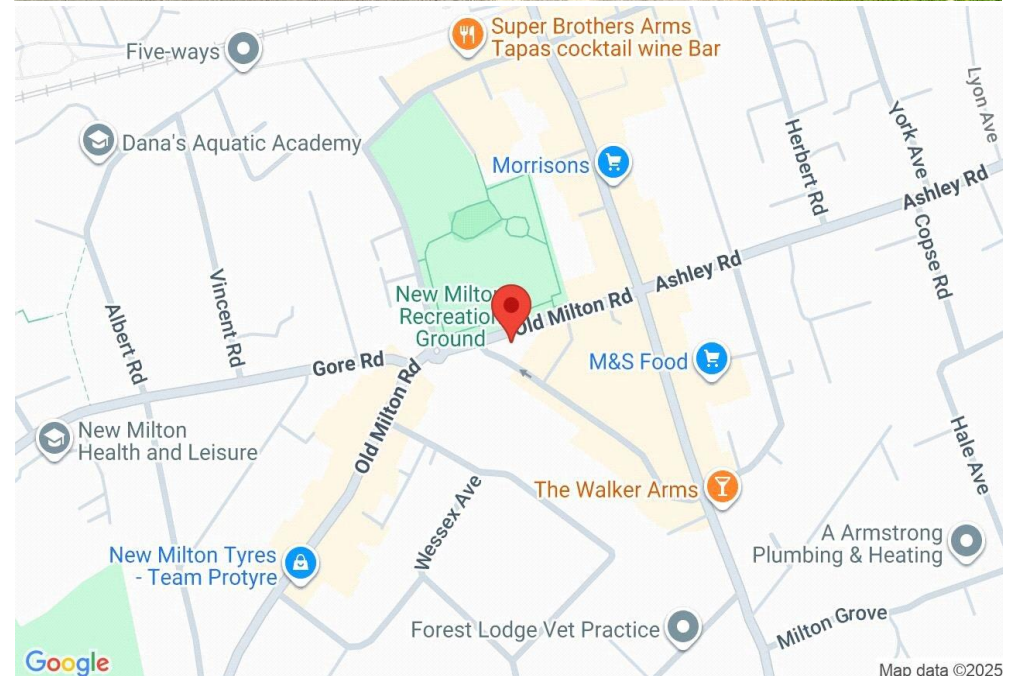
Approx. 77.6 sq. metres (834.7 sq. feet)



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.





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