



*1 Burwood House, 22 Avenue Road, New Milton, BH25 5JP*

*£239,950*

**Mitchells**  
1963 — TODAY





*1 Burwood House  
22 Avenue Road  
New Milton  
Hampshire  
BH25 5JP*

A superb individual two bedroom ground floor apartment forming part of a professionally converted and extended character building in a peaceful yet convenient location only a short walk of New Milton town centre and the mainline railway station. The property is offered with no forward chain and other features include a share of the freehold, reasonable maintenance charges, high ceilings, a modern kitchen and bathroom, allocated car parking and an internal viewing is recommended to fully appreciate the character and style of the apartment.

- Share Of Freehold
- Maintenance: £1,200 pa
- Lobby
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Allocated Parking
- Communal Gardens





## The Property

Communal entrance hall with security system.

Hallway with timber effect flooring, storage cupboard and security entry phone.

Characterful sitting room with high ceiling, a feature bay window and UPVC double glazed sash style windows.

Kitchen fitted with a range of cream wall and base units with a timber worktop and an inset sink unit with a mixer tap over, integrated electric oven, gas hob and extractor, space for tall fridge freezer and washing machine, part tiled walls, timber effect flooring and a wall mounted Worcester gas fired boiler.

Two good sized bedrooms, one with a casement door to outside.

Bathroom fitted with a white suite comprising a panel bath with mixer tap and shower attachment over and glass shower screen, wash basin, WC, part tiled walls, ladder style heated towel rail and timber effect flooring.

No forward chain.

Ideal first time buy or buy to let purchase.





## *Gardens & Grounds*

Burwood House sits in its own communal gardens and grounds, the upkeep of which is paid for out of the annual maintenance.

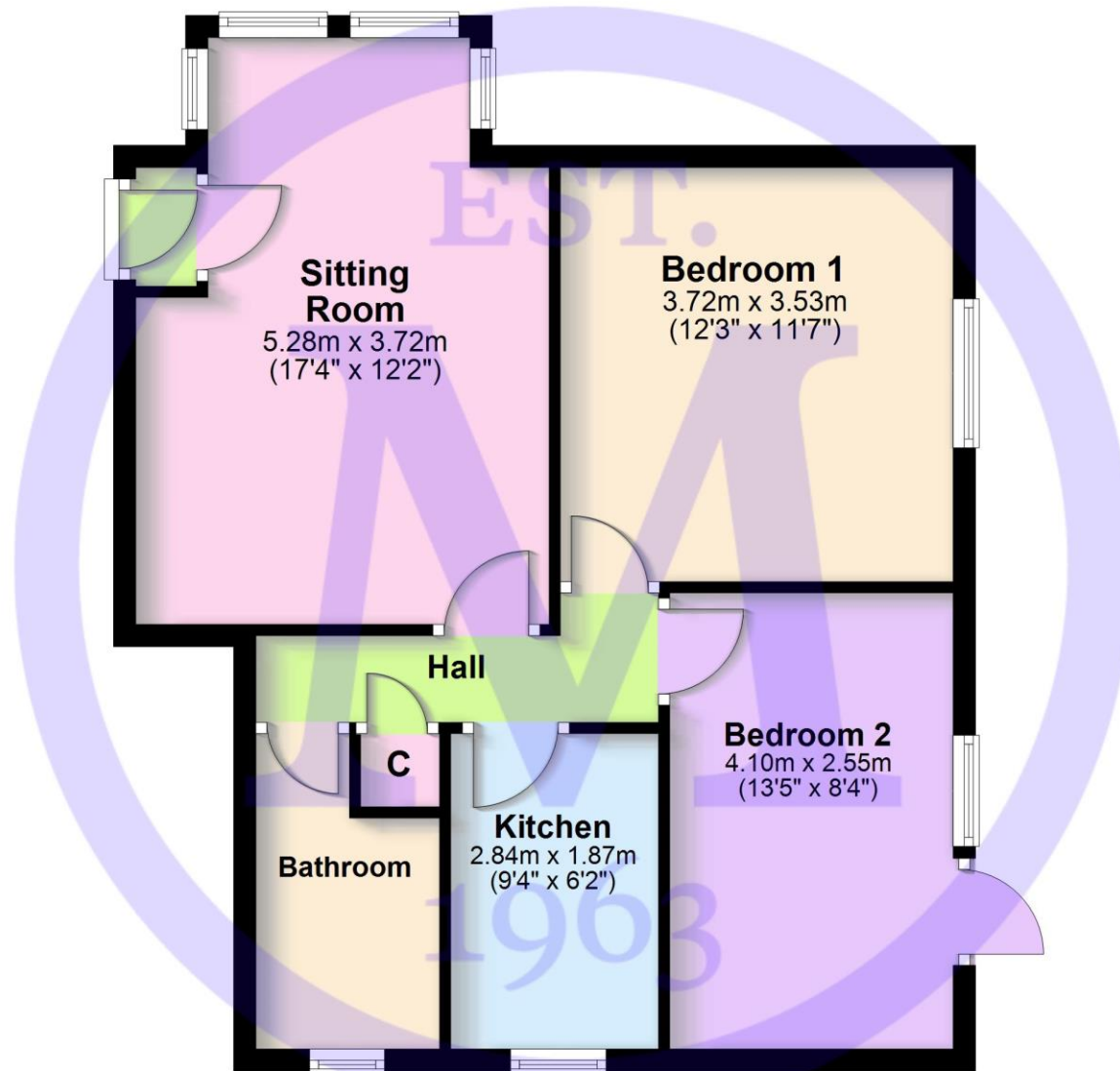
The property also benefits from an allocated car parking space.

## *Services*

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

## Ground Floor

Approx. 56.9 sq. metres (612.1 sq. feet)



Total area: approx. 56.9 sq. metres (612.1 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.

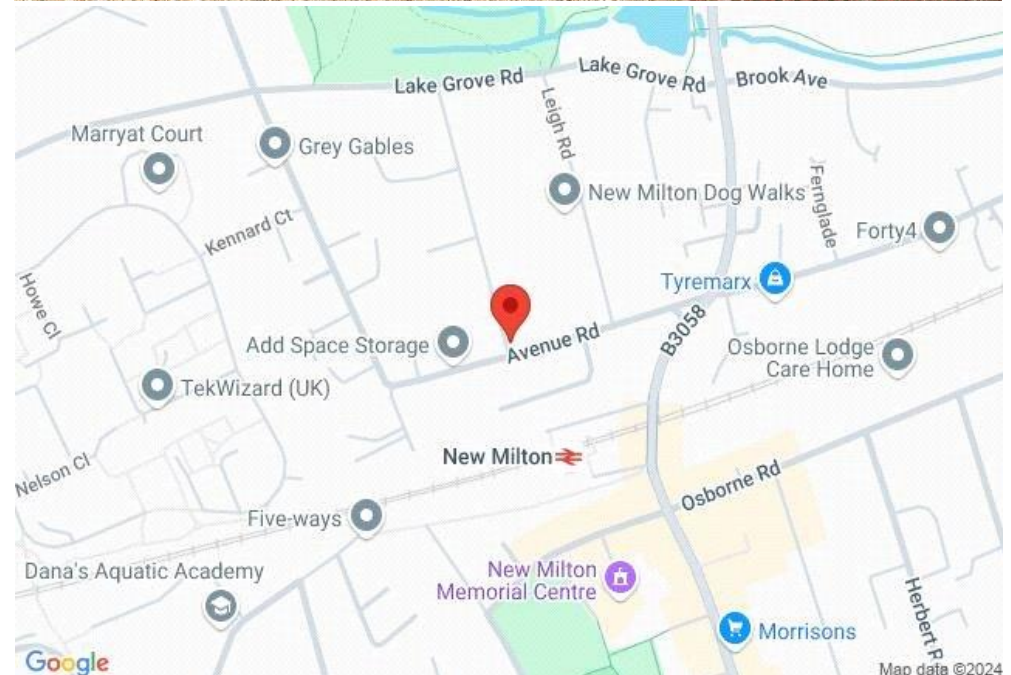


## Situation

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 first turning left into Avenue Road where the property will be seen after a short distance on the right hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

