



*20 Eastlands, New Milton, BH25 5PH*

£247,000

**Mitchells**  
1963 — TODAY



*20 Eastlands  
New Milton  
Hampshire  
BH25 5PH*

A beautifully refurbished two bedroom house situated within walking distance of New Milton town centre on the ever popular Eastlands development. The property has been tastefully modernised by the current owners and features large open plan living area with modern kitchen, stunning bathroom and is offered with no forward chain.

- Built Specifically For The Under 35s
- Leasehold with approximately 155 years remaining
- Entrance Hall
- Open Plan Kitchen/Living Area
- Modern Family Bathroom
- Two Bedrooms
- Landscaped Rear Garden
- No Forward Chain



## The Property

Entrance Hall with space for storage and electrical consumer unit

Sitting room with open stairs leading to first floor, UPVC double glazed windows to the front of the property, radiator and wood effect laminate flooring.

Kitchen/dining room with modern grey gloss wall and base units with contrasting wood effect worktop, raised electric oven, four burner electric hob with extractor fan over, space for washing machine and tall fridge freezer, double casement doors onto the rear garden and a continuation of the wood effect flooring.

Landing with trap to roof space and airing cupboard housing hot water tank.

The recently modernised family bathroom with modern suite comprising panel bath with mixer tap over and glass shower screen, independent electric Mira shower, WC, wash basin with storage beneath, fully tiled walls, tile effect vinyl flooring and chrome ladder style heated towel rail.

Bedroom one is a particularly good size with a pleasant outlook to the front of the property and large build in wardrobe.

Bedroom two currently features bunk beds however it could be a generous single bedroom and would make a great home office.

The property features a full central heating system with electric boiler and had a new electrical consumer unit in 2021.





## *Gardens & Grounds*

To the front of the property is ample resident parking and a small area of artificial grass with pathway to the front door.

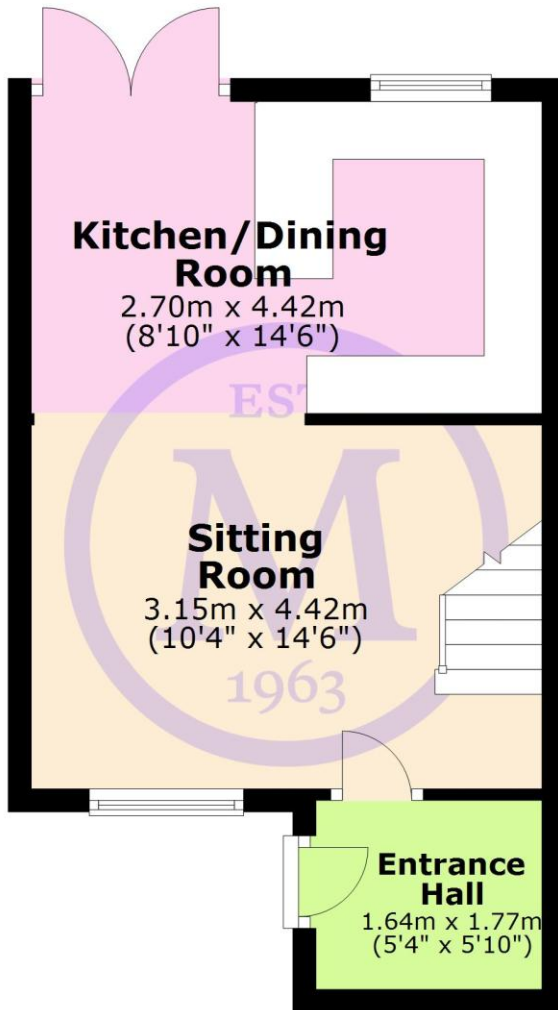
The rear garden features a large area of paved patio adjoining the property, timber garden shed, rear pedestrian gate and the remainder laid with artificial lawn.

## *Services*

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

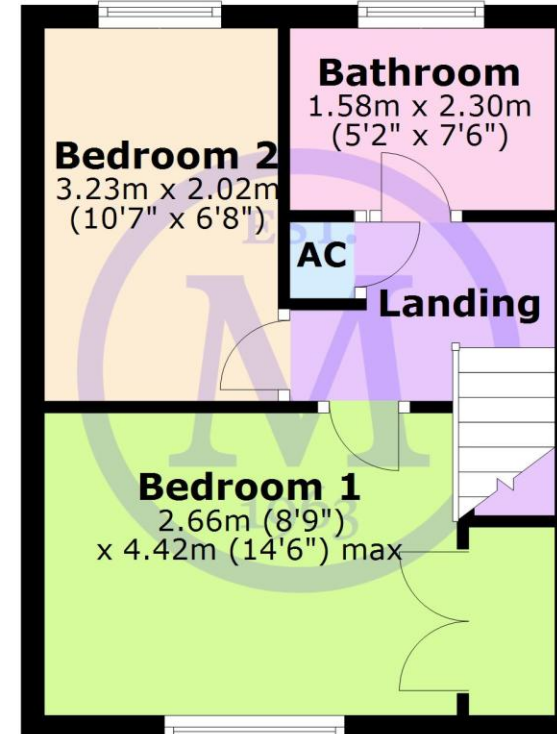
## Ground Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



## First Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



Total area: approx. 57.9 sq. metres (623.8 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.

**20 Eastlands, New Milton**

## 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 right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. At the next roundabout turn left in Caird Avenue, first left into Ashington Park, left into Eastlands where the property will be found on the right hand side.





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