



*12 Elizabeth House, 44 Whitefield Road, New Milton, BH25 6AN*

*£269,950*

**Mitchells**  
1963 — TODAY







*12 Elizabeth House  
44 Whitefield Road  
New Milton  
Hampshire  
BH25 6AN*

This fantastic top floor apartment, built by Pennyfarthing Homes approximately seventeen years ago, is situated just a short walk from New Milton town centre and the mainline railway station. The property offers bright and spacious accommodation, with features including a sitting/dining room, a luxury kitchen, a master bedroom with en-suite and walk-in wardrobe, a Juliette balcony, and allocated parking.

- 108 Years Remaining On Lease
- Maintenance: Approximately £2,000 PA
- Ground Rent: £300 PA
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Walk-In Wardrobe
- Juliette Balcony
- Allocated Parking



## The Property

The front door opens into the entrance hall, with a central heating thermostat, an entry phone system, a double coats cupboard housing the central heating boiler, and an airing cupboard housing the pressurised hot water cylinder with slatted shelving for storage.

The sitting/dining room is particularly spacious and benefits from a Juliette balcony, accessed via double casement doors, a smooth, textured ceiling and double doors that lead through to the kitchen.

The kitchen is fitted with an excellent range of shaker style wall and base units, with a contrasting timber effect worktop with a stainless steel one and a half bowl sink with mixer tap and tiled splashback. Integrated appliances include a four burner gas hob with extractor fan over, an eye level oven, a washing machine, and a dishwasher. There is also space and plumbing for a tall freestanding fridge/freezer.

The master bedroom is a particular feature of the property, being a spacious double, with an en-suite shower room and a walk-in dressing room.

En-suite shower room with tiled flooring, fully tiled walls, and a white suite comprising a WC, a wash hand basin with mixer tap and storage beneath, a walk-in shower with sliding glass doors and thermostatic shower attachment, a Velux window and a light with a built-in shaver point.

The walk-in dressing room has built-in shelving and hanging space, a recessed ceiling spotlight, and a radiator.

Bedroom two is also double room, offering ample space for furniture and a Velux window with a built-in blind.

Family bathroom with fully tiled walls and tiled flooring and includes a white suite comprising a panelled bath with mixer tap and handheld shower attachment, a WC, a wash hand basin with mixer tap and storage beneath, a mirror-fronted medicine cabinet, a light with shaver point, and an extractor fan.







## *Gardens & Grounds*

To the front of the property is a communal garden area, the upkeep of which is covered by the annual maintenance charge.

To the rear, there is an allocated parking area laid with block pavements, along with mature planted borders, a bin store, and a cycle store.

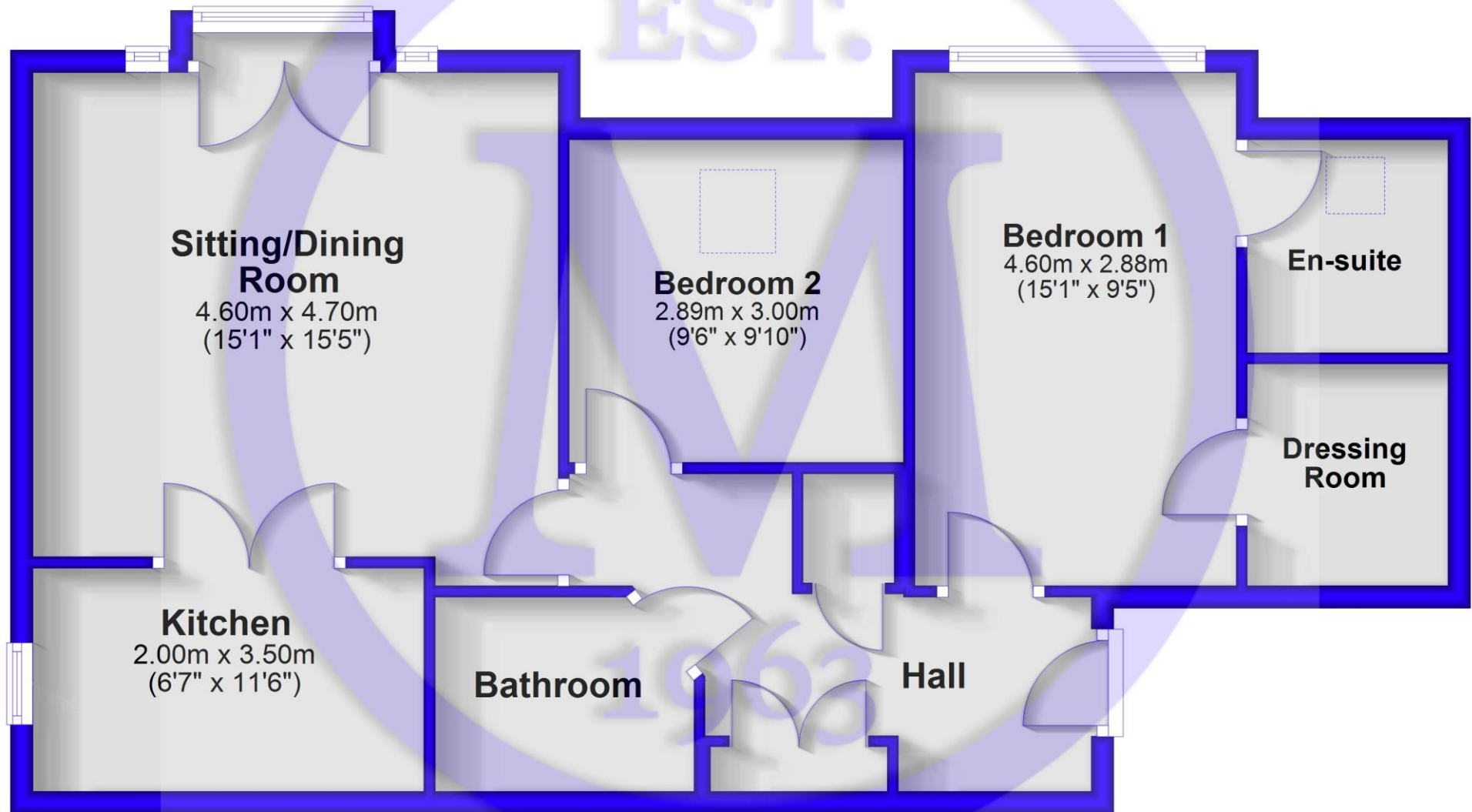
A viewing of this property is highly recommended.

## *Services*

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

## Top Floor

Approx. 73.2 sq. metres (788.0 sq. feet)



Total area: approx. 73.2 sq. metres (788.0 sq. feet)

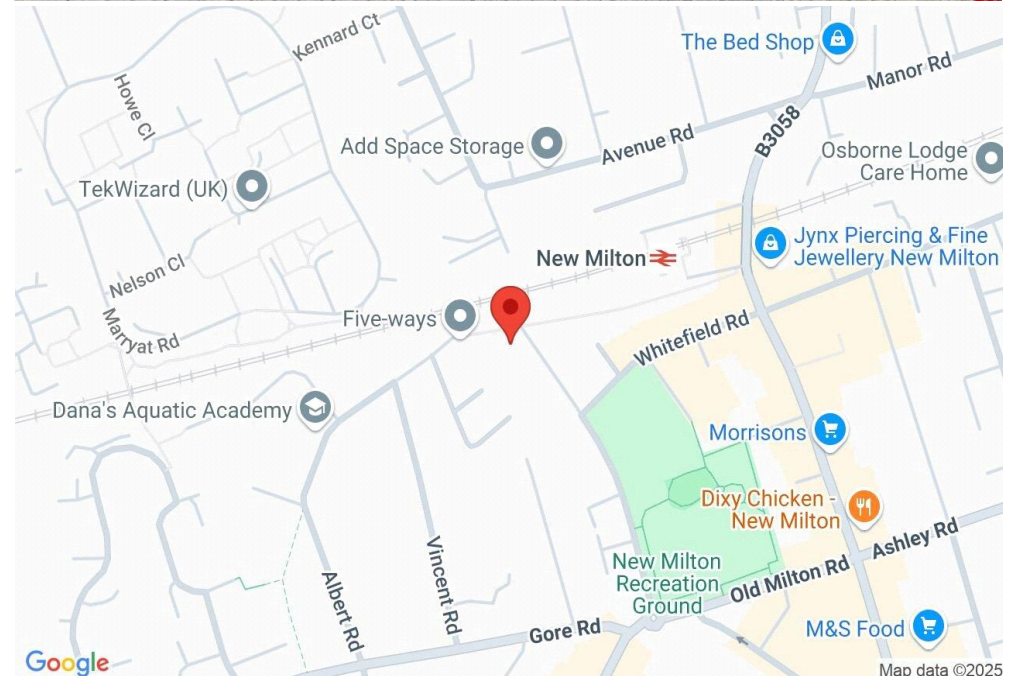


## Situation

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, proceed along Old Milton Road. At the roundabout, turn right into Whitefield Road. Continue along Whitefield Road and, as the road bears to the right, continue straight ahead. At the end of the road, Elizabeth House will be found on the left hand side.







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