



*39B Compton Road, New Milton, BH25 6EQ*

*£265,000*

**Mitchells**  
1963 — TODAY







*39B Compton Road  
New Milton  
Hampshire  
BH25 6EQ*

This beautifully presented two bedroom first floor apartment is situated just a short walk of New Milton town centre and mainline railway station. The property has kept many of its original features including a working open fire, attractive bay windows and a private garden. The property also benefits from a share of the freehold and a 999 year lease.

- Entrance Hall
  - Landing
  - Sitting Room
  - Two Bedrooms
  - Bathroom
  - Modern Kitchen
  - Shared Driveway
  - Private Garden
  - Lease Length: 999 Years
  - Maintenance: Any Work Split 50/50
  - Building Insurance: Split 50/50
- Approximately £350



## The Property

Entrance hall with stairs to first floor landing and useful coat hooks.

On the first floor landing is a spacious room with an attractive picture rail and central heating controls.

The sitting room has an attractive bay window to the front, working open fire with timber surround and slate hearth, TV aerial point and has a bright westerly aspect.

The kitchen has been recently refitted with a fantastic range of white gloss wall and base units, integrated appliances include a four burner induction hob with extractor fan over, undercounter AEG oven, sink with mixer tap over and drainer, stainless steel splashback, space and plumbing for a tall stand up fridge/freezer and washing machine, timber effect flooring, feature fireplace and a modern Worcester combination boiler.

The master bedroom is a lovely double room with a UPVC window, ample space for storage and original feature fireplace and picture rail.

Bedroom two is currently set up as a home office and would make an ideal single bedroom with a UPVC window with an outlook to the front, timber effect flooring and a radiator.

The main bathroom has been recently refitted with modern tiling, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, bath with mixer tap over and independent Mira shower with glass shower screen, mirror fronted medicine cabinet and a chrome heated towel rail.







## *Gardens & Grounds*

To the front of the property is a pathway leading to the front door and a shared driveway giving access to the rear garden.

The private rear garden is a fantastic space getting most of the sun with a large storage shed, mature and colourful borders with the rest of the garden laid to hard landscaping for ease of maintenance.

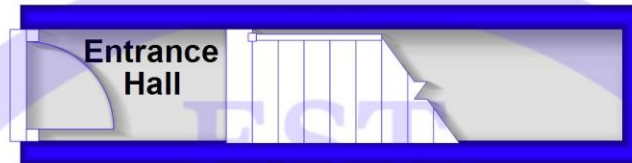
The property benefits from a share of the freehold and a 999 year lease.

## *Services*

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

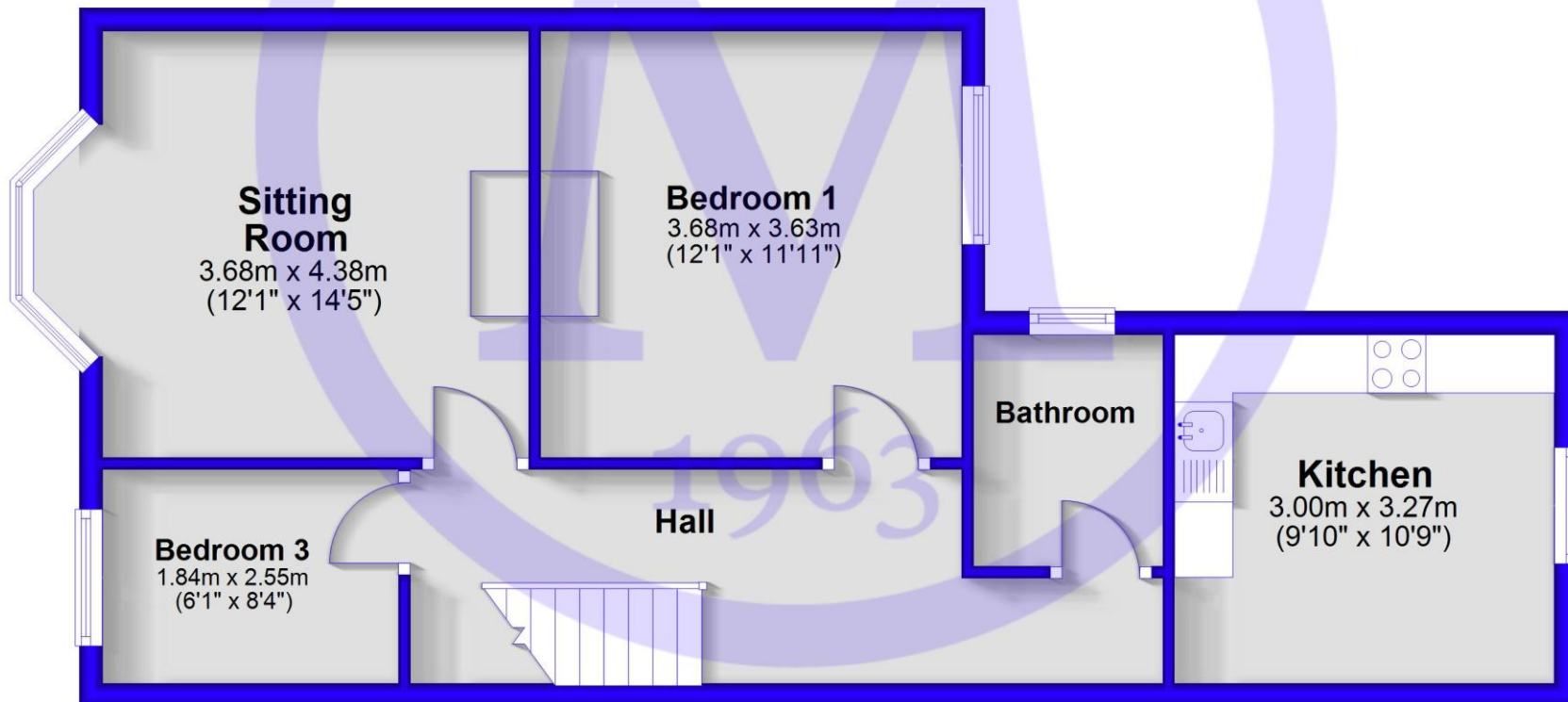
## Ground Floor

Approx. 4.3 sq. metres (45.8 sq. feet)



## First Floor

Approx. 57.1 sq. metres (615.0 sq. feet)



Total area: approx. 61.4 sq. metres (660.8 sq. feet)

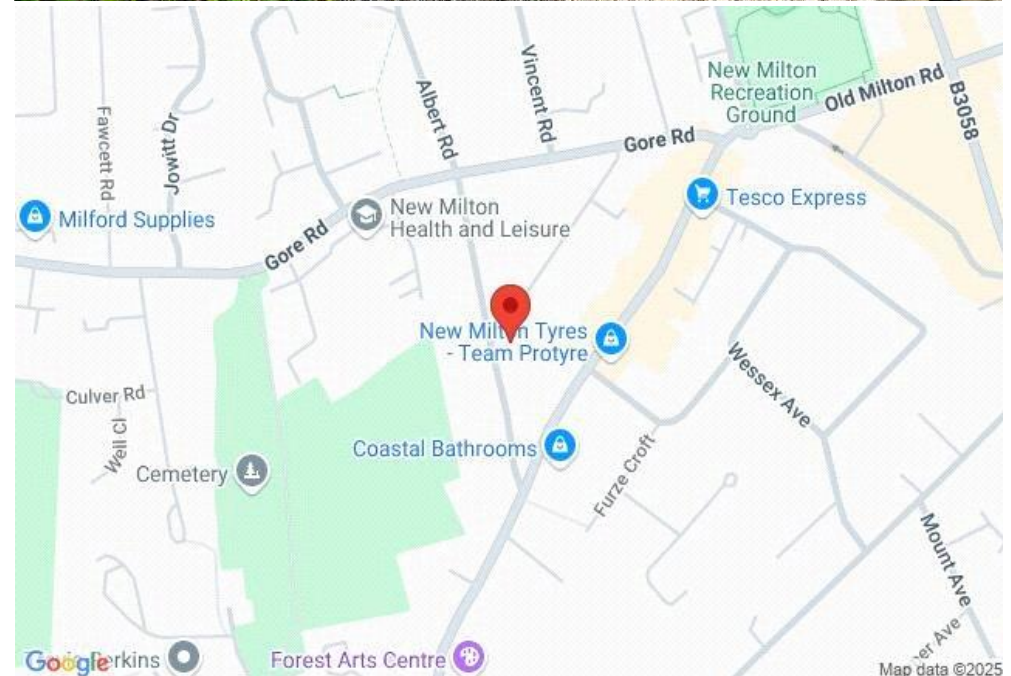


## Situation

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 proceed along Old Milton Road. At the roundabout continue straight across and take the first turning right into Gore Road. Take the first left into Compton Road where the property will be seen towards the end on the left hand side.







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