



*18 Forest Court, Ashley Road, New Milton, BH25 6BJ*

*£237,500*

**Mitchells**  
1963 — TODAY







*18 Forest Court  
Ashley Road  
New Milton  
Hampshire  
BH25 6BJ*

A beautifully presented two double bedroom maisonette is situated just a few steps of New Milton town centre and mainline railway station. The property offers bright and spacious accommodation with features including a modern kitchen/dining room, a spacious south facing sitting room, a garage in nearby block and an extended lease.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Second Floor Landing
- Two Double Bedrooms
- Family Bathroom
- Garage
- Communal Garden
- Extended Lease



## The Property

Entrance hall with tiled flooring, stairs to first floor landing and storage cupboard housing the electrical consumer unit and gas meter.

Double casement doors lead through to the sitting room with a bright sunny southerly aspect, a large picture window to the front, stairs to the second flooring landing and this opens through to the kitchen/dining room.

Kitchen/dining room with tiled flooring, modern cream gloss wall and base units with a contrasting worktop, integrated appliances include a stainless steel sink with mixer tap over and drainer, four burner gas hob with extractor fan over and tiled splashback, undercounter oven, modern wall mounted Worcester boiler, two UPVC windows, space and plumbing for a washing machine and tall stand up fridge/freezer, ample space for a four seater table and chairs and recessed ceiling spotlights.

On the second floor landing is a hatch to loft space and airing cupboard.

The family bathroom is fitted with a modern white suite comprising a pedestal wash hand basin, WC, P-shaped bath with independent thermostatic shower attachments and glass shower screen, fully tiled walls and tile effect flooring.

On the first floor are two double bedrooms both benefitting from built in storage with the master bedroom being a particularly spacious room with a bright southerly aspect.







## Gardens & Grounds

To the front of the property is an area of communal garden, the maintenance of which is paid for out of the annual service charge, with casual parking and a private garage with up and over door.

The property offers bright and spacious accommodation and a viewing is highly recommended.

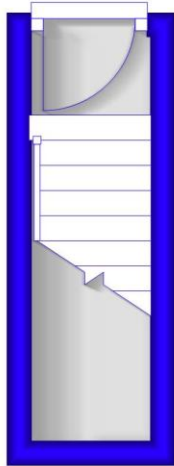
## Services

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



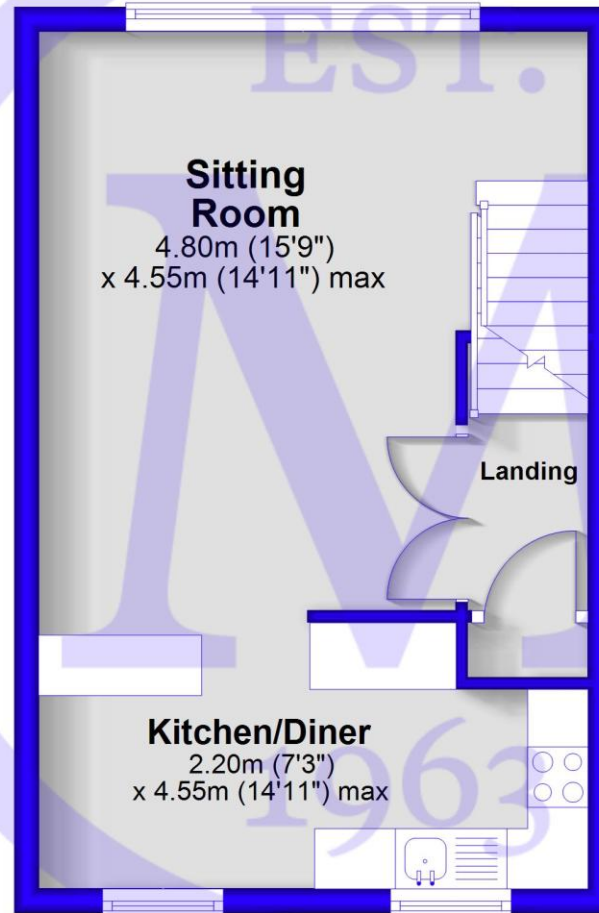
## Ground Floor

Approx. 3.3 sq. metres (35.8 sq. feet)



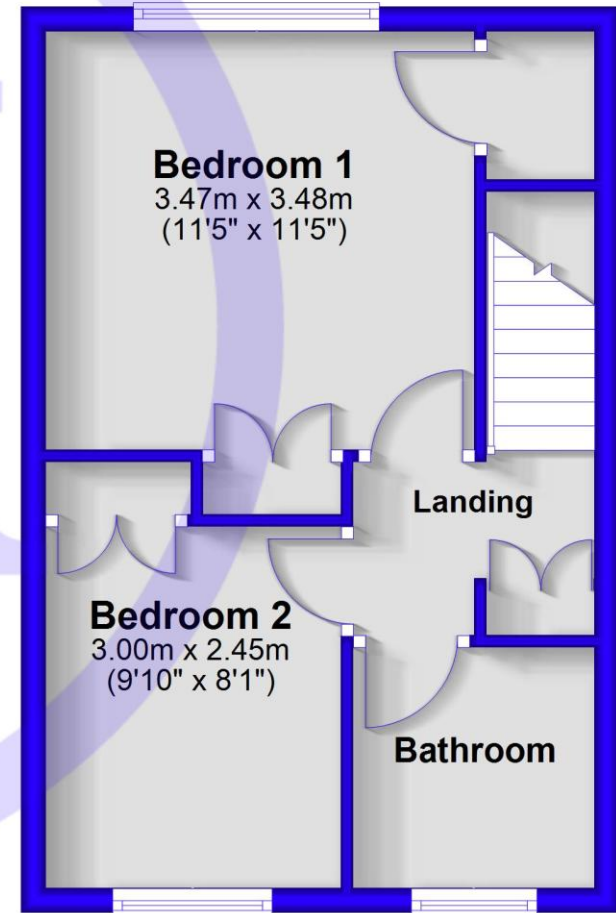
## First Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



## Second Floor

Approx. 32.0 sq. metres (345.0 sq. feet)



Total area: approx. 67.7 sq. metres (728.5 sq. feet)

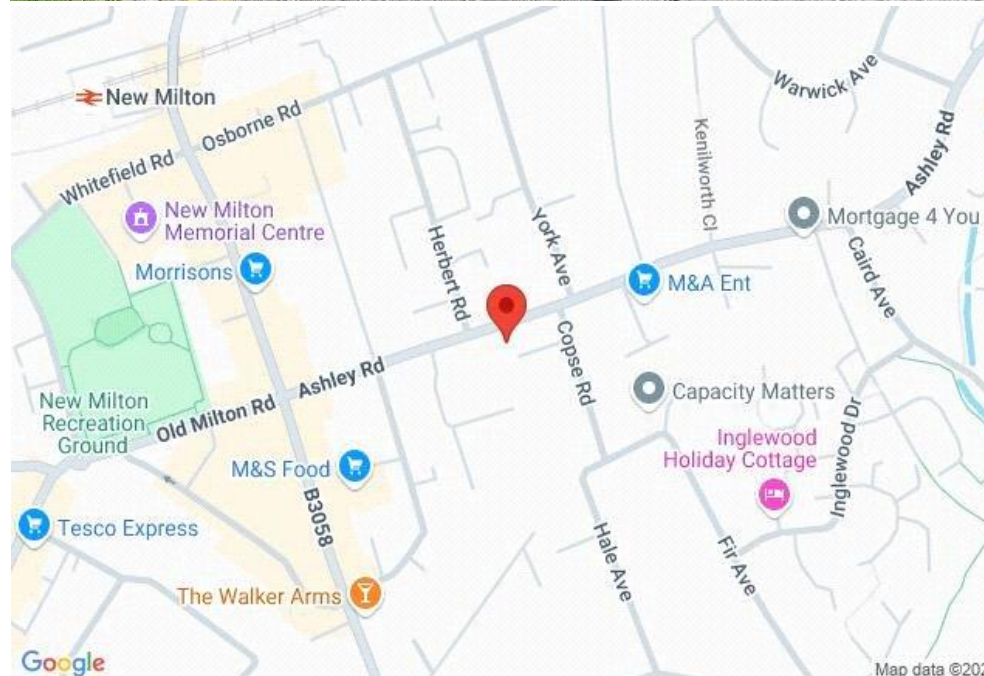


## Situation

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 across the traffic lights into Ashley Road. Continue through the next set of light and take the first turning right into Copse Road where the property will be found on the right hand side.







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