



4 Trevone, Herbert Road, New Milton, BH25 6BX

£220,000

Mitchells
1963 — TODAY



*4 Trevone
Herbert Road
New Milton
Hampshire
BH25 6BX*

An immaculately presented, two double bedroom, first floor apartment situated in a sought after and peaceful location, yet within easy walking distance of New Milton town centre. The property has been comprehensively modernised in recent years and other features include a stylish modern kitchen with built-in appliances, a luxury shower room, two WCs, and a garage located in a block to the rear. The apartment is offered in excellent decorative order throughout, with bright and airy accommodation. The vendor is not intending on getting a lease extension, so this is over to the buyer once purchased, hence cash buyers only.

- Entrance Hall
 - Sitting/Dining Room
 - Kitchen
 - Two Double Bedrooms
 - Shower Room
 - Cloakroom
 - Garage
 - Communal Parking
 - Communal Grounds
 - Maintenance: £700 Per Half Year
 - Ground Rent: £15 Per Half Year
 - 47 Years Remaining On Lease
- Priced Accordingly



The Property

Entrance hall with two large storage cupboards and access to the loft space.

Superb large sitting/dining room benefitting from a double aspect and a south-facing outlook over the communal gardens.

Kitchen recently refitted with a range of modern wall and base units with soft closing drawers and doors, and a contrasting timber effect worktop with an inset one and a half bowl sink unit with mixer tap over. Integrated electric oven, combination oven, four burner gas hob and extractor fan, space for tall fridge/freezer, washing machine and slimline dishwasher. A private outlook to the rear, under cupboard lighting, a wall mounted Worcester gas fired boiler concealed in cupboard, pull out larder cupboard, and attractive tile effect flooring.

Two good sized double bedrooms.

Fully tiled shower room fitted with a modern white suite comprising a large shower cubicle with a Mira shower, wash basin with storage beneath, WC, tiled flooring, and a chrome ladder style heated towel rail.

Fully tiled cloakroom fitted with a modern white suite.





Gardens & Grounds

Trevone stands in its own well maintained gardens and grounds, the upkeep of which is covered by the annual maintenance charge.

There is a garage in a block to the rear, with an up and over door.

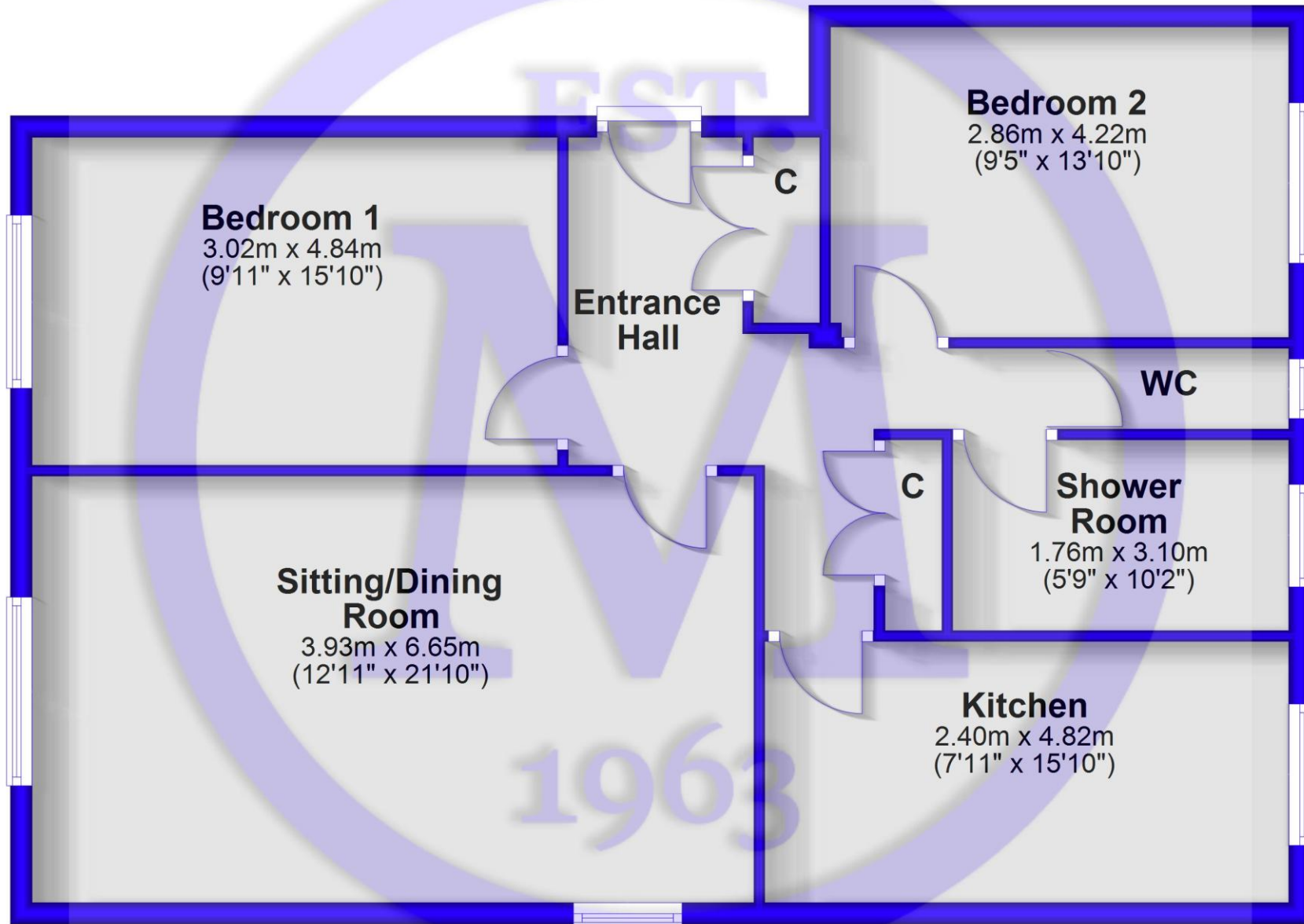


Services

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

First Floor

Approx. 85.9 sq. metres (924.9 sq. feet)



Total area: approx. 85.9 sq. metres (924.9 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 lights and take the first left into Herbert Road where the property will be found towards the end on the right hand side.





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