



*53 Rothbury Park, New Milton, BH25 6TR*

*£209,950*

**Mitchells**  
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*53 Rothbury Park  
New Milton  
Hampshire  
BH25 6TR*

A well positioned two bedroom ground floor apartment, offered with vacant possession, and situated in a peaceful and popular location within walking distance of New Milton town centre. Other features of the property include a lovely triple aspect sitting/dining room with sliding doors onto a private patio, a garage in a block to the rear, two double bedrooms, and well maintained communal areas.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Garage
- Communal Gardens
- Communal Parking
- Share Of Freehold
- Service Charge: TBC



## The Property

Entrance hall with a double cloaks cupboard and an airing cupboard.

Lovely triple aspect sitting/dining room with a feature box bay window, pleasant outlooks over the communal gardens, and a UPVC double glazed sliding door opening onto the private patio.

Kitchen fitted with a range of cream wall and base units with a contrasting worktop, an inset sink unit with a mixer tap, space for a tall fridge/freezer and washing machine, an integrated electric oven, gas hob and extractor, tile effect flooring, part tiled walls, and an outlook over the communal gardens.

Two bedrooms, both with built-in wardrobes.

Fully tiled shower room fitted with a white suite comprising a corner shower cubicle with a Triton shower, a wash basin with storage beneath, a WC, and tile effect flooring.

Gas fired central heating and UPVC double glazing.





## *Gardens & Grounds*

Rothbury Park stands in its own well maintained communal gardens and grounds, the upkeep of which is covered by the annual service charge.

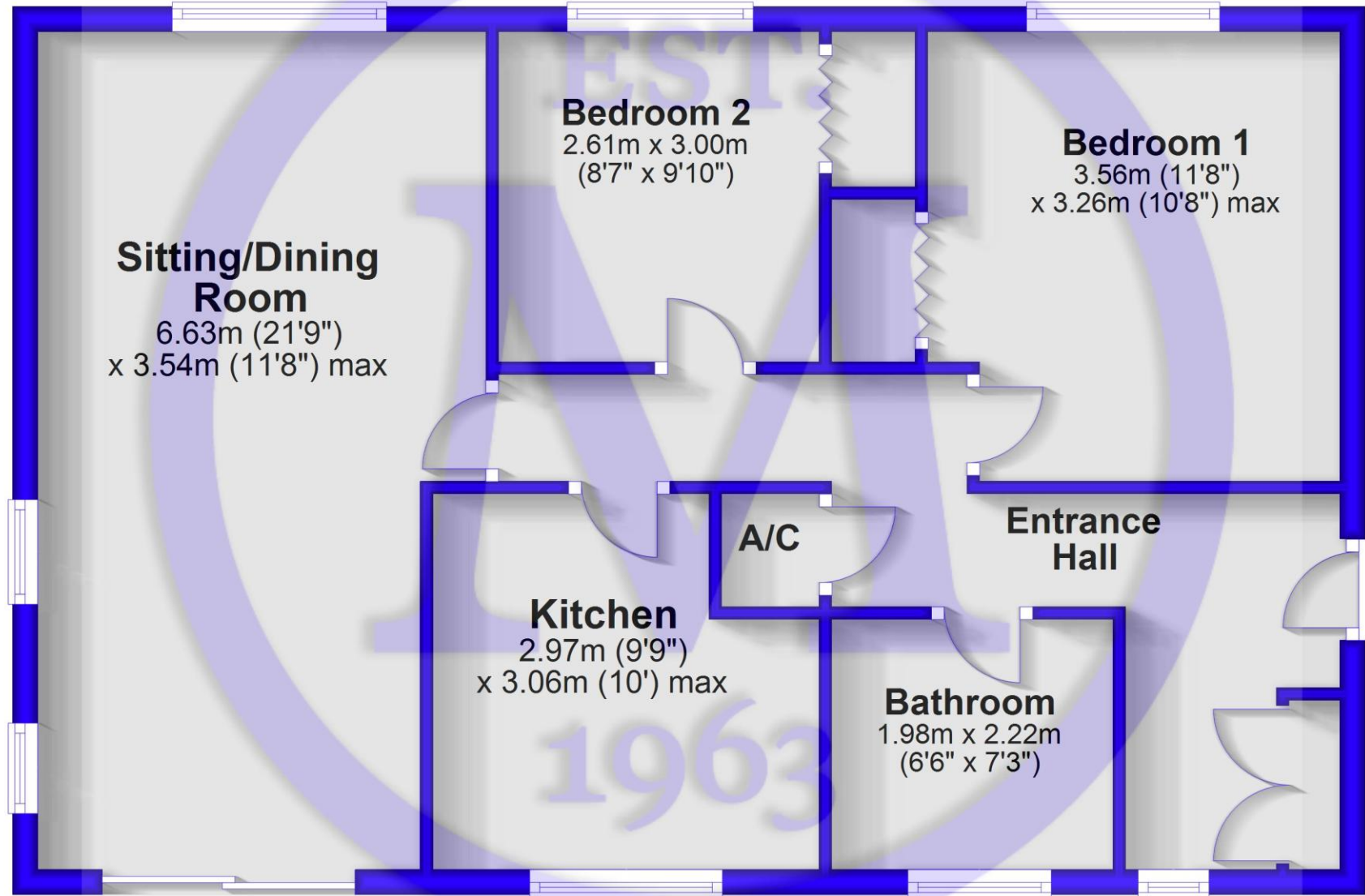
There is a garage in a block to the rear, featuring a pitched roof and an up and over door, along with additional visitor parking areas.

## *Services*

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

# First Floor

Approx. 68.4 sq. metres (736.5 sq. feet)



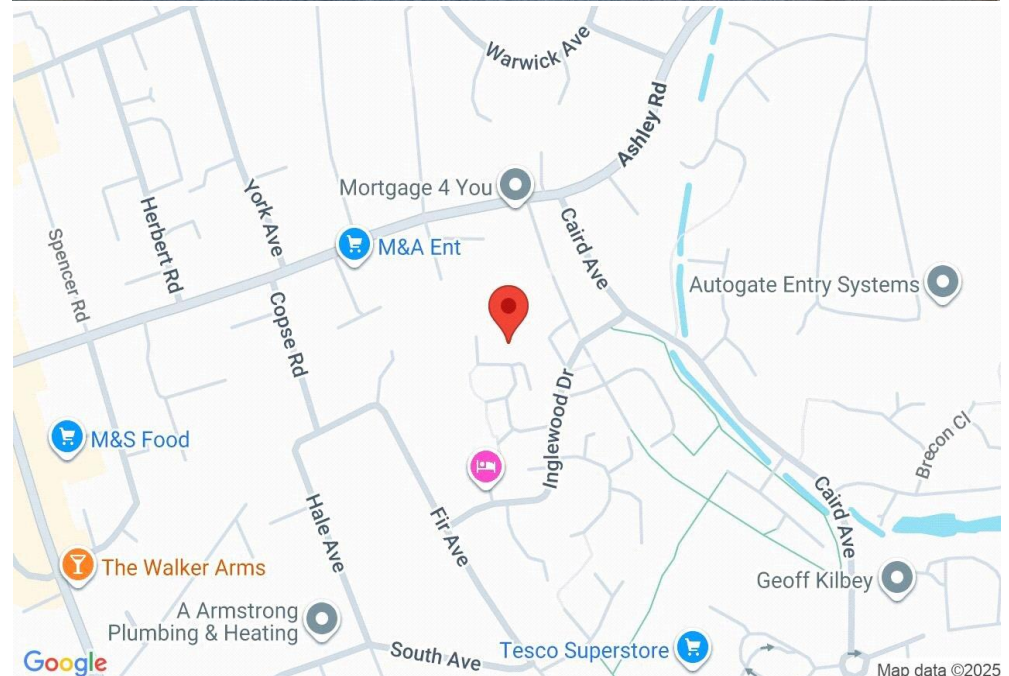
Total area: approx. 68.4 sq. metres (736.5 sq. feet)

## 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 across the traffic lights into Ashley Road. Continue straight at the next set of lights. Take the first right into Copse Avenue. At the end, bear left. Then take the second left into Inglewood Drive and the first left into Rothbury Park, where the property will be seen immediately on the right hand side.





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