



9 Floriston Gardens, Ashley, BH25 5DL

£139,950

Mitchells
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*9 Floriston Gardens
Ashley
New Milton
Hampshire
BH25 5DL*

This lovely two bedroom, first floor flat is situated in a popular development built specifically for the over 55s and is just a short walk from the local shops and bus routes. Features of the property include a modern kitchen and shower room, a private front door, and parking.

- 60 Years Remaining On Lease
- Entrance Hall
- First Floor Landing
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Communal Gardens
- Parking



The Property

Entrance hall with carpeted flooring, stairs to the first floor landing, and a useful coat cupboard.

First floor landing with a hatch to the loft space, an airing cupboard with an electric bar heater, and slated shelves for storage.

The sitting/dining room is a spacious area with a wall mounted electric fire, modern electric heating, and a UPVC window offering a south-easterly aspect.

The kitchen is fitted with a range of modern white gloss wall and base units, with a contrasting timber effect worktop, timber effect flooring, and recessed ceiling spotlights. Integrated appliances include a tall stand up fridge/freezer, a four burner electric hob with an extractor fan above and a glass splashback, an undercounter double oven, a ceramic one and a half bowl sink with a mixer tap over, and space and plumbing for a washing machine and dishwasher.

The shower room has been recently refitted with a modern suite comprising a WC with a hidden cistern, a wash hand basin with a mixer tap over and storage beneath, a walk-in double shower with a glass shower screen and Mira shower attachments, fully tiled walls, tile effect flooring, a mirror fronted medicine cabinet, a UPVC window, and a chrome heated towel rail.

There are two lovely bedrooms, with the master bedroom being particularly generous in size, featuring a UPVC window and an over stairs storage cupboard. Bedroom two includes fitted wardrobes, modern electric heating, and an outlook to the front.





Gardens & Grounds

To the front of the property, there is an area of parking.

To the rear of the property, you'll find communal gardens, the maintenance of which is covered by the annual service charge.

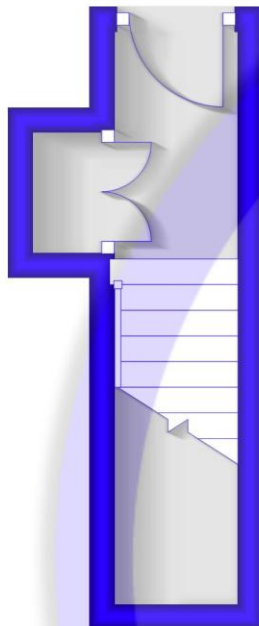
The property is offered with vacant possession, and a viewing is highly recommended.

Services

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

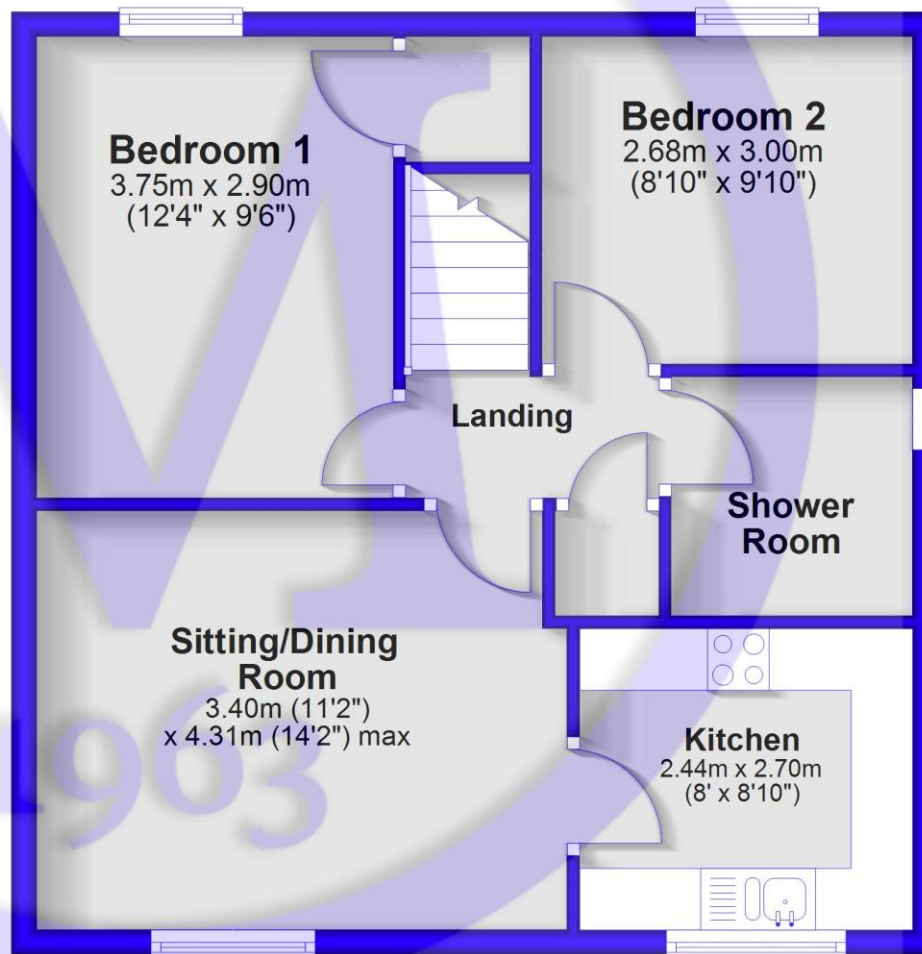
Ground Floor

Approx. 5.3 sq. metres (57.3 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



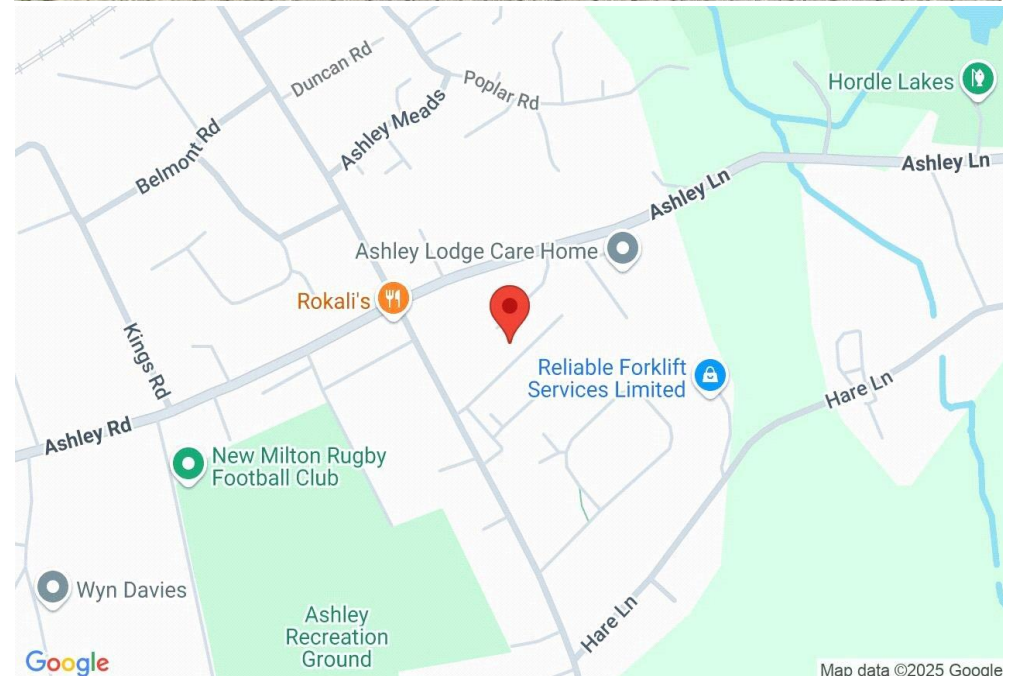
Total area: approx. 56.9 sq. metres (612.0 sq. feet)

Situation

Ashley is a quaint village situated just east of the bustling market town of New Milton. The village is well-served by local amenities, including Ofsted-rated 'Good' Infant and Junior schools, a variety of sports clubs such as the excellent rugby club, and a small supermarket. Additionally, it's just a stone's throw from the stunning New Forest National Park, covering 92,000 acres of natural beauty. For those seeking more, the mainline railway station at New Milton provides easy access to London, while the cliff-top beaches and Barton on Sea are just a short distance away. Barton Golf Club, with its 27-hole links-style course, and a selection of fine eateries—including Pebble Beach on the cliff top—add to the area's charm. With a great blend of family-friendly amenities and peaceful surroundings, Ashley remains a sought-after location for both families and retirees alike.

Directions

From Mitchells, proceed across the traffic lights into Ashley Road. Continue through the next set of lights, and upon reaching the traffic lights at the centre of Ashley, continue straight across. Take the first turning right into Floriston Gardens, where the property will be found on the left hand side.





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