

2 Puri Court, 3 Gore Road, New Milton, BH25 6RP £189,950

Mitchells

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2 Puri Court
3 Gore Road
New Milton
Hampshire
BH25 6RP

This fantastic, modern one bedroom ground floor apartment with a private garden is situated just a short walk from New Milton town centre and is offered in excellent condition throughout. Features of the property include an open plan kitchen/living area, a spacious double bedroom, a private south facing garden, and an insulated garden chalet.

- Entrance Hall
- Kitchen/Family Room
- Double Bedroom
- Family Bathroom
- Private Garden & Garden Chalet
- Parking & Additional Storage
- Pets Are Permitted
- 120 Years Remaining On Lease
- Service Charge: £95.83 Per Month
- Ground Rent: £150 Per Annum





The Property

The front door leads to the entrance hall, with a single radiator, an entry phone system, central heating controls, and a storage cupboard.

This opens into the kitchen/family room, with timber effect flooring, a bright double aspect, a TV aerial point, and ample space for sitting and dining furniture. The kitchen is fitted with a fantastic range of modern wall and base units, a contrasting granite effect worktop, a stainless steel sink with a mixer tap and drainer, recessed ceiling spotlights, and three UPVC windows. Integrated appliances include a four burner induction hob with an extractor fan above, an undercounter oven, a washing machine, and a tall stand up fridge/freezer.

The double bedroom overlooks the rear garden and benefits from a bright double aspect, a built-in wardrobe, a UPVC double glazed window, and a UPVC double glazed door leading out to the patio and garden.

The family bathroom is a particularly spacious room with timber effect tiled flooring, part tiled walls, and a modern suite comprising a WC, a wall hung wash hand basin with a mixer tap, a panelled bath with a mixer tap and an independent thermostatic shower attachment, a glass shower screen, a wall mounted mirror with a built-in light and shaver point, and a modern chrome heated towel rail.

















Gardens & Grounds

To the front of the property, there is allocated parking, a bin store, a front door with a private entry phone system leading to the communal hallway, a communal shed, as well as an individual shed/bike store allocated to each flat, providing useful additional storage space.

The rear garden benefits from a bright southerly aspect and a patio area, with high level fencing and hedging making it extremely private and secluded. The remainder of the garden is laid to lawn.

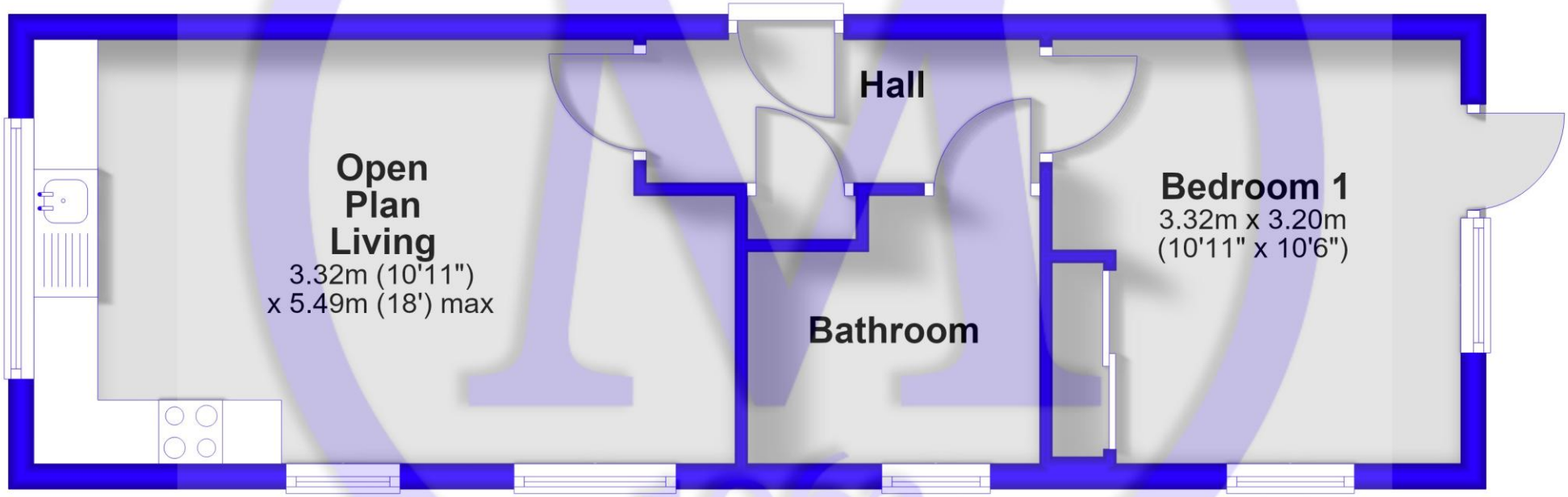
At the rear of the garden, there is an insulated garden chalet with double casement doors to the front, making it an ideal space for a home office or occasional bedroom if required.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: B
- Energy Performance Rating: B

Ground Floor

Approx. 37.2 sq. metres (399.9 sq. feet)

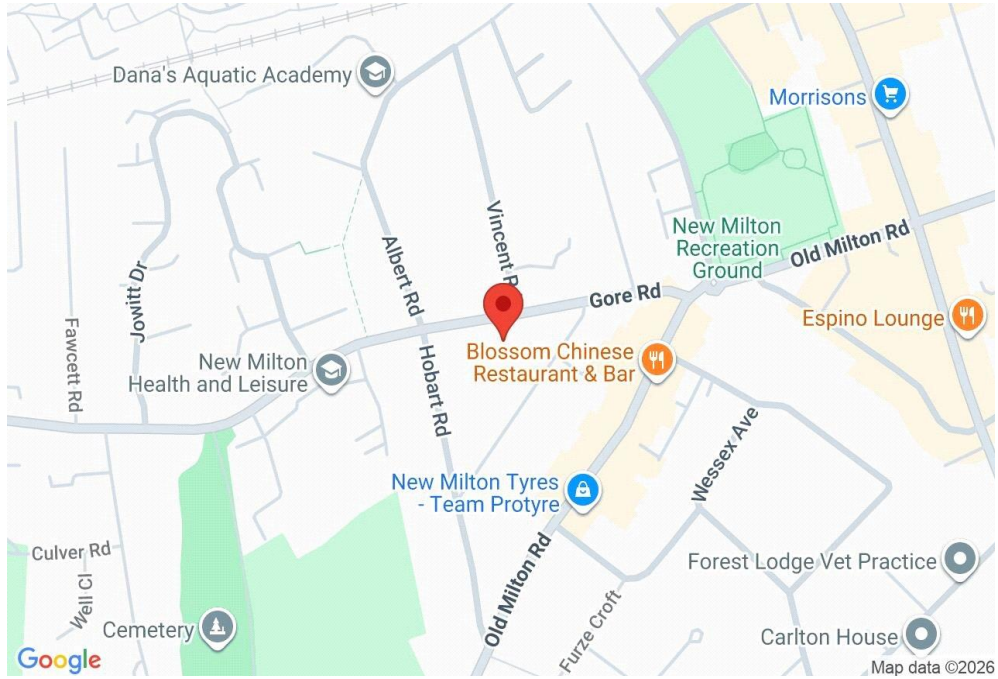


Total area: approx. 37.2 sq. metres (399.9 sq. feet)

Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline. With views across Christchurch Bay towards the Isle of Wight and miles of scenic coastal walks, it's a popular place to enjoy the outdoors. The town has a mainline railway station with direct services to London Waterloo in under two hours, making it a convenient choice for commuters. Alongside a good selection of state and independent schools, New Milton is home to a 27-hole links-style golf course and the renowned Chewton Glen Hotel. Combining coastal scenery with excellent amenities and transport links, it's an appealing place to live.







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