



*Flat 13, Trevone, Herbert Road, BH25 6BX*

£175,000

**Mitchells**  
1963 — TODAY



*Flat 13  
Trevone  
Herbert Road  
New Milton  
Hampshire  
BH25 6BX*

This spacious, two double bedroom ground floor apartment is situated just a short walk from New Milton town centre and the mainline railway station. The property offers bright and spacious accommodation, including a generous sitting/dining room, a kitchen/breakfast room, two toilets, and a garage in a nearby block.

- 47 Years Remaining On Lease
- Maintenance: £1,400 PA
- Ground Rent: £30 PA
- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom
- Separate Cloakroom
- Communal Garden
- Garage



## The Property

Entrance hall with a double cloaks cupboard housing the electrical consumer unit, radiator, central heating thermostat, and an airing cupboard containing the hot water cylinder with slated shelves for storage.

Sitting/dining room with a bright double aspect with a feature bay window to the front, a TV aerial point, and a fireplace with a timber surround and an inset electric fire.

Kitchen/breakfast room with a modern range of white shaker style wall and base units with a contrasting granite effect worktop, a one and a half bowl sink with a mixer tap and drainer, breakfast bar, tile effect flooring, fully tiled walls, and a large UPVC window. Integrated appliances include a four burner electric hob with an extractor fan above, an undercounter double oven, undercounter fridge, and separate freezer, as well as space and plumbing for a washing machine.

There are two spacious double bedrooms, both benefiting from built-in storage, with the master bedroom enjoying an outlook over the communal garden.

The family bathroom has lino flooring, fully tiled walls, and a suite comprising a pedestal wash hand basin with a mixer tap, panelled bath with a mixer tap and handheld shower attachment, shower curtain, WC, radiator with towel rail, and a UPVC window.

Separate cloakroom with lino flooring, tiled walls, WC, and a wall mounted wash hand basin with a mixer tap.





## *Gardens & Grounds*

The property sits within well maintained communal gardens, with a driveway leading to the rear where there is a single garage with an up and over door and additional parking.

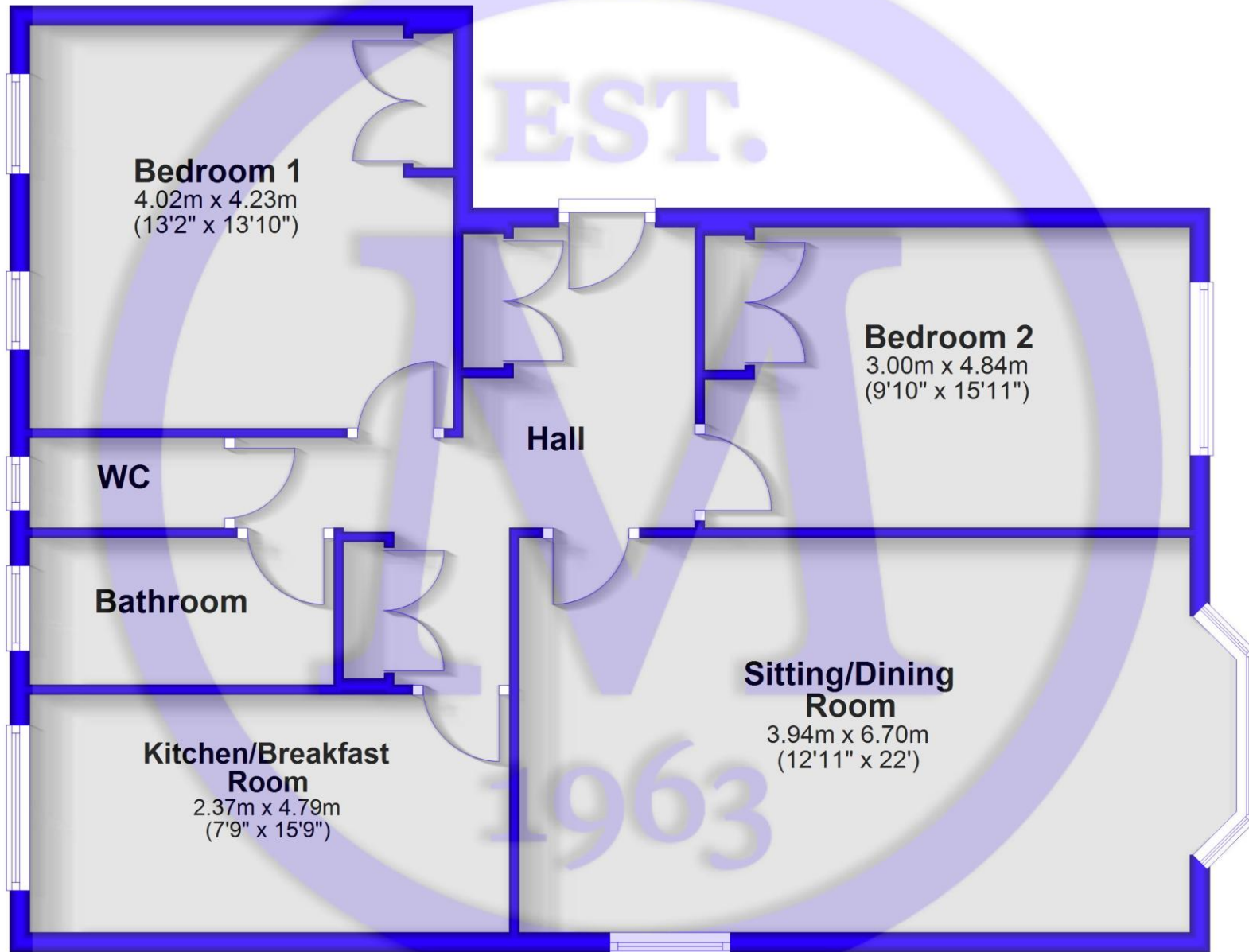
The property is offered with vacant possession, and a viewing is highly recommended.

## *Services*

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

# Ground Floor

Approx. 90.5 sq. metres (974.1 sq. feet)



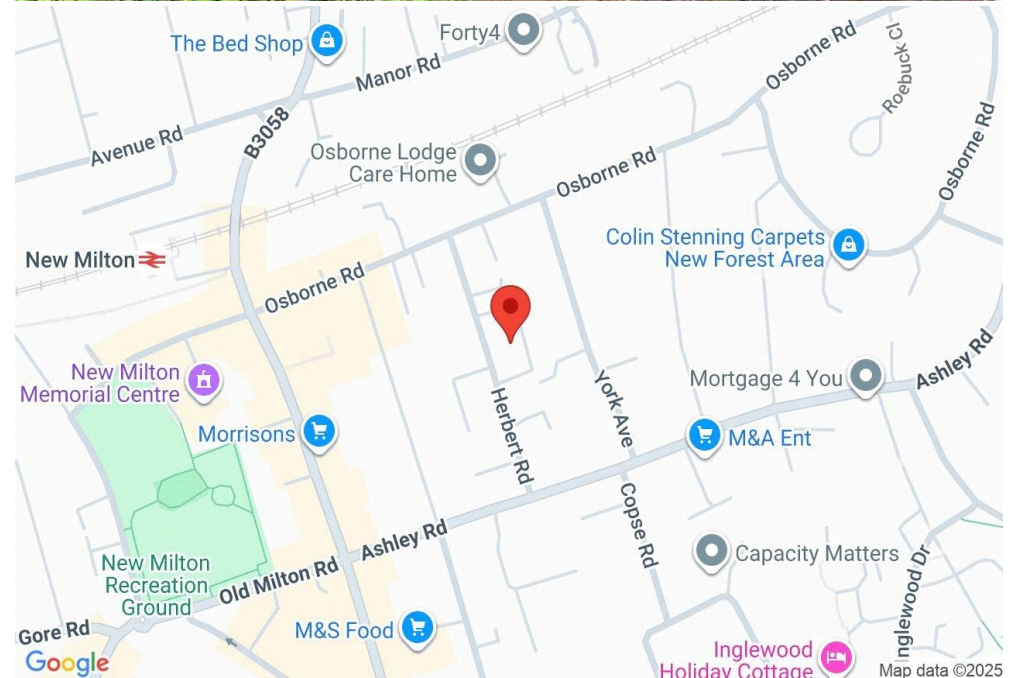
Total area: approx. 90.5 sq. metres (974.1 sq. feet)

## 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, continue straight across the traffic lights into Ashley Road. Take the second turning on the left into Herbert Road, where the property will be seen after a short distance on the right hand side.





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