



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

£215,000

Mitchells
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*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.

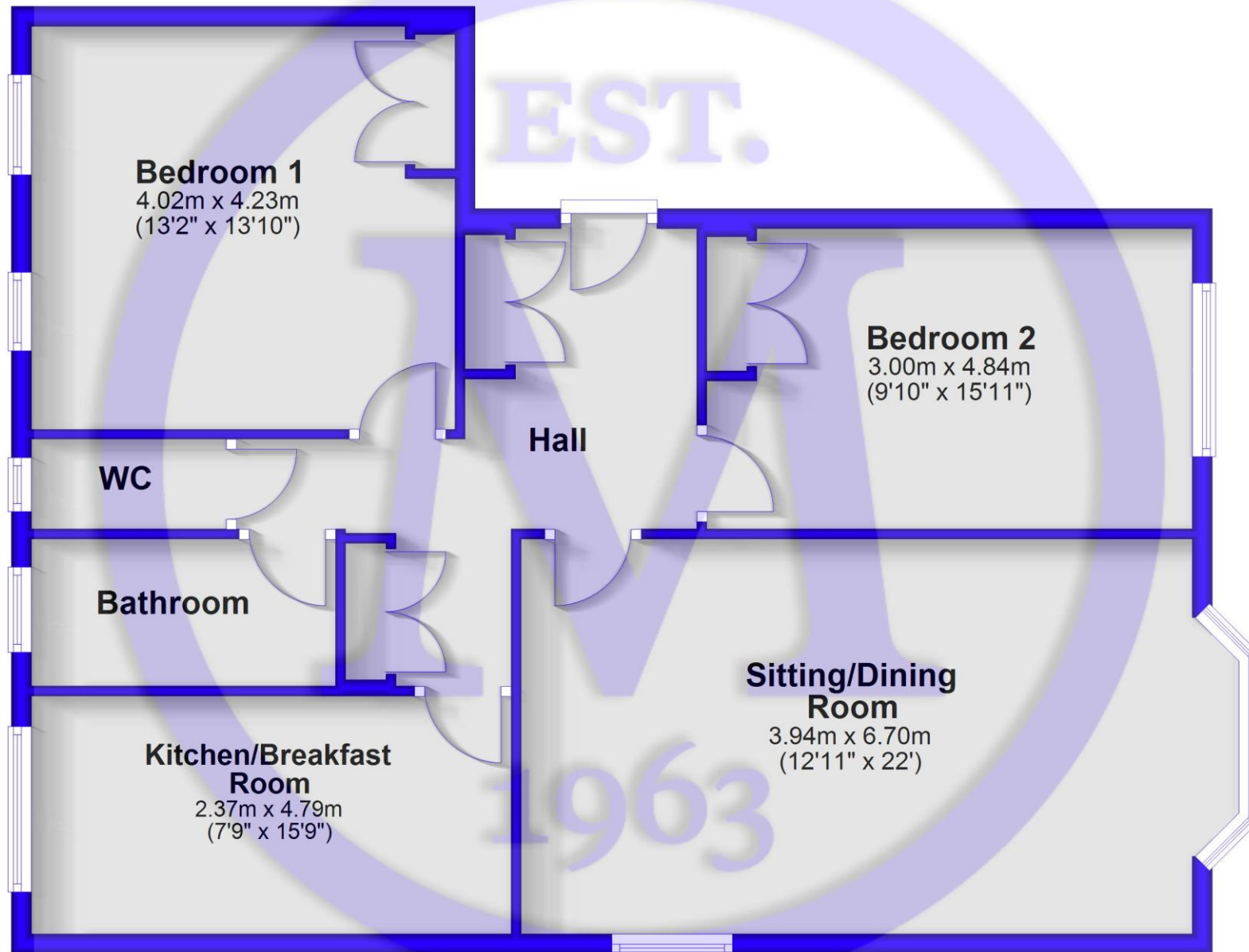
The property is offered with vacant possession, and a viewing is highly recommended.

Services

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

Ground Floor

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



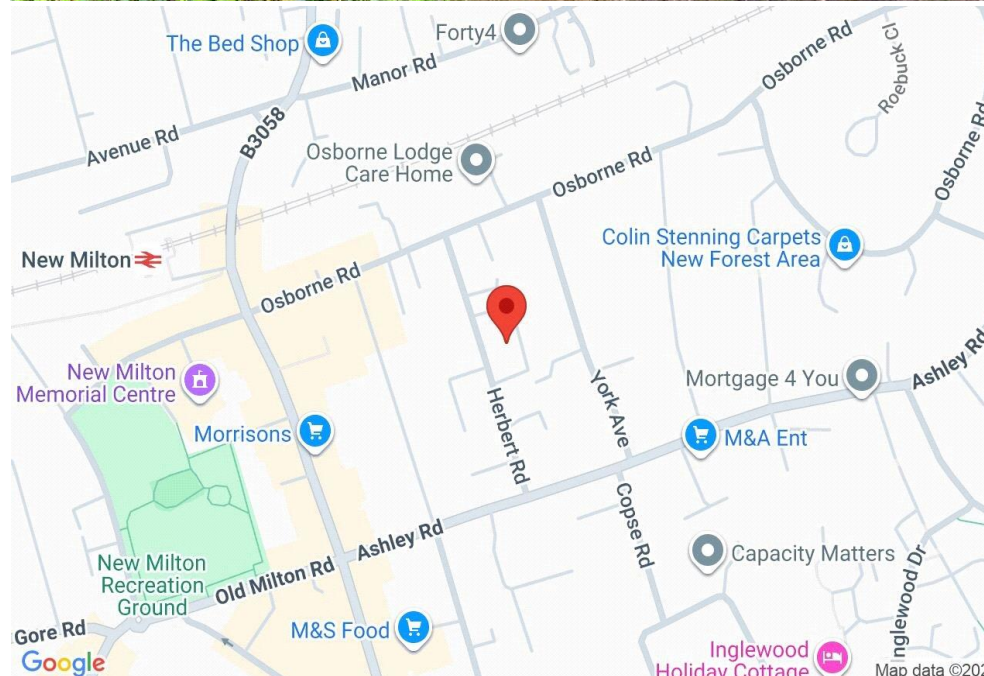
Total area: approx. 90.5 sq. metres (974.1 sq. feet)

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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