



18 Waverley House, 1 Waverley Road, New Milton, BH25 6PQ

£99,950

Mitchells
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*18 Waverley House
1 Waverley Road
New Milton
Hampshire
BH25 6PQ*

This fantastic first floor, one bedroom retirement flat is situated in the heart of New Milton town centre, just a few steps from the high street and within walking distance of the mainline railway station. The property offers bright and modern accommodation, with features including a spacious sitting/dining room, a contemporary bathroom, gas fired central heating, and approximately ninety years remaining on the lease.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Walk-In Storage Cupboard
- Communal Lounge
- Communal Laundry Room
- Communal Gardens
- Parking



The Property

Entrance hall with a walk-in storage cupboard housing the hot water tank and electrical consumer unit.

The sitting/dining room enjoys an outlook over the communal garden and parking area, and has a cupboard housing the central heating boiler, a TV aerial point, and a central heating thermostat.

An archway leads to the kitchen, which is fitted with a range of white gloss wall and base units, complemented by a contrasting timber effect worktop, tiled splashback, and a stainless steel sink with mixer tap and drainer. Integrated appliances include an eye level double oven and a four burner electric hob with extractor fan over, along with space and plumbing for a tall fridge/freezer.

The bedroom is located at the front of the property and benefits from a large UPVC window, generous built-in storage, ample space for a study area, and a radiator.

Bathroom with a modern suite comprising a walk-in bath with mixer tap and independent electric shower, a WC with hidden cistern, a wash hand basin with mixer tap and storage beneath, a large chrome heated towel rail, a storage cupboard, and a wall mounted mirror.





Gardens & Grounds

The property also benefits from the use of fantastic communal facilities, including a lounge, laundry room, and landscaped grounds.

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

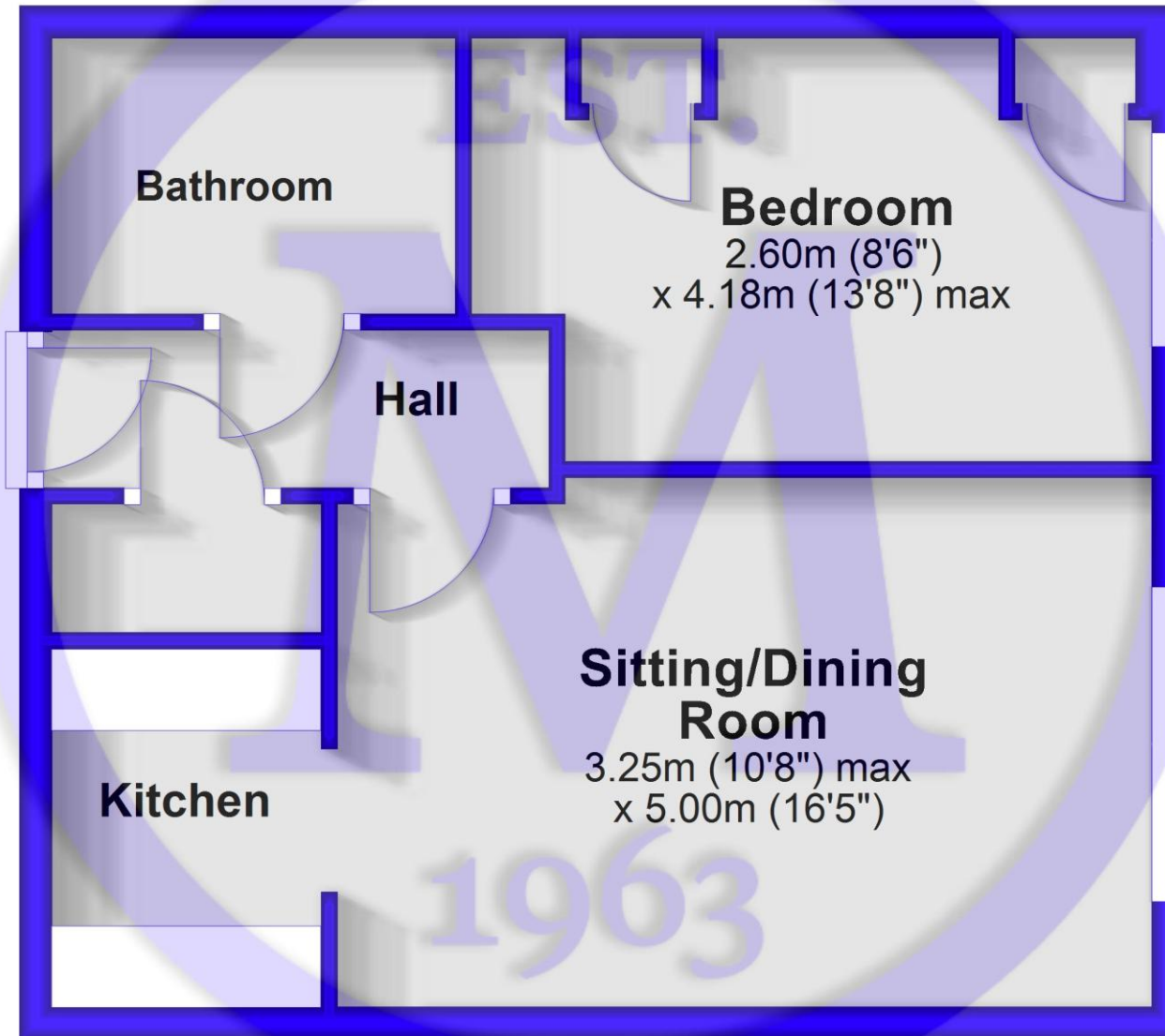


Services

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

First Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



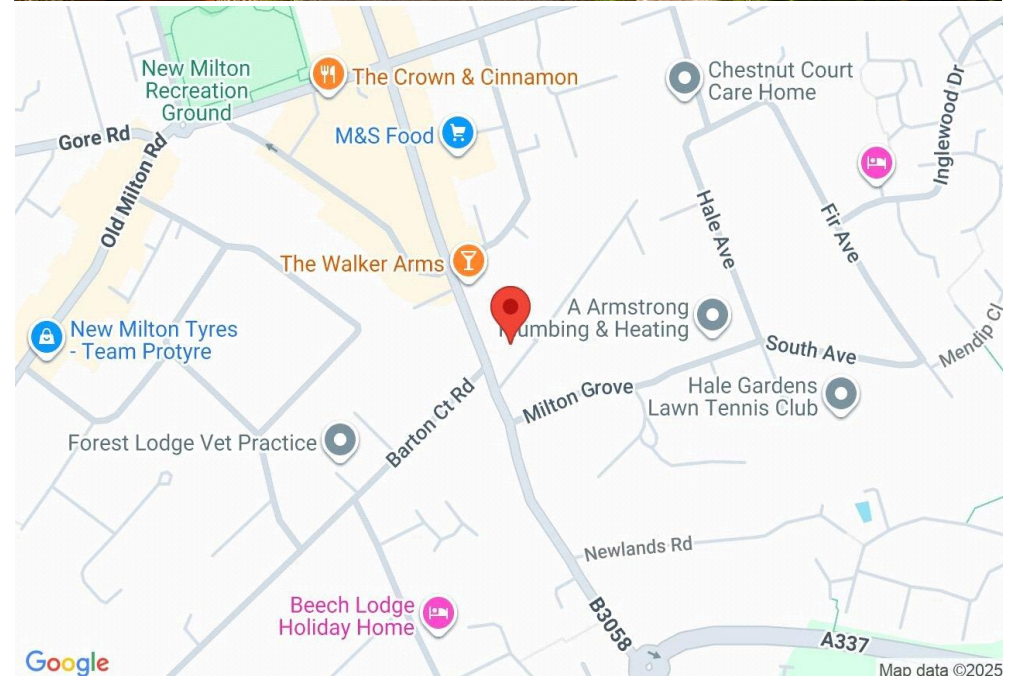
Total area: approx. 40.2 sq. metres (432.7 sq. feet)

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, turn right at the traffic lights and proceed along Station Road, where Waverley House will be seen on the corner of Waverley Road, on the left hand side.





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