



*Flat 5, Bursledon House, Station Road, New Milton, BH25 6HT*

*£184,950*

**Mitchells**  
1963 — TODAY



*Flat 5  
Bursledon House  
Station Road  
New Milton  
Hampshire  
BH25 6HT*

This beautifully presented town centre apartment is located in the heart of New Milton, only a stone's throw from the high street and a short walk from the mainline railway station. The property offers bright and spacious accommodation, with features including a large sitting/dining room, a master bedroom with an en-suite, a modern kitchen, and allocated parking.

- 102 Years Remaining On Lease
- Entrance Hall
- Sitting/Dining Room
- Family Bathroom
- Kitchen
- Two Double Bedrooms
- En-Suite Shower Room
- Allocated Parking
- Lift To All Floors



## The Property

Entrance hall with an entry phone system and an airing cupboard housing the electrical consumer unit, slated shelves for storage, and a bar heater.

Double doors lead through to the particularly spacious sitting/dining room, with a UPVC window, two radiators, and a TV aerial point.

The kitchen is fitted with a lovely range of timber effect shaker style wall and base units with a contrasting worktop, a one and a half-bowl sink with a mixer tap and drainer, an eye level oven, a built-in microwave, a four burner gas hob with an extractor fan above, a tiled splashback, a dishwasher, space and plumbing for a tall stand up fridge/freezer and a washing machine, and a cupboard housing the Worcester combination boiler.

The family bathroom has a modern suite comprising a WC, a pedestal wash hand basin with a mixer tap, a panelled bath with a mixer tap and handheld shower attachments, part tiled walls, a wall mounted mirror, a shaver point, an extractor fan, a radiator, and a towel rail.

There are two lovely double bedrooms, with the master being particularly generous in size, offering a good range of built-in storage, a wall mounted TV aerial point, and its own en-suite shower room.

The en-suite is a well sized room with a white suite comprising a WC, a pedestal wash hand basin with a mixer tap, a modern corner shower cubicle with a sliding glass door and thermostatic shower attachments, a chrome heated towel rail, a wall-mounted mirror, and a shaver point.





## *Gardens & Grounds*

To the rear of the property is an area of allocated parking, accessed via electric wrought iron gates, which has an allocated parking space and a bin store.

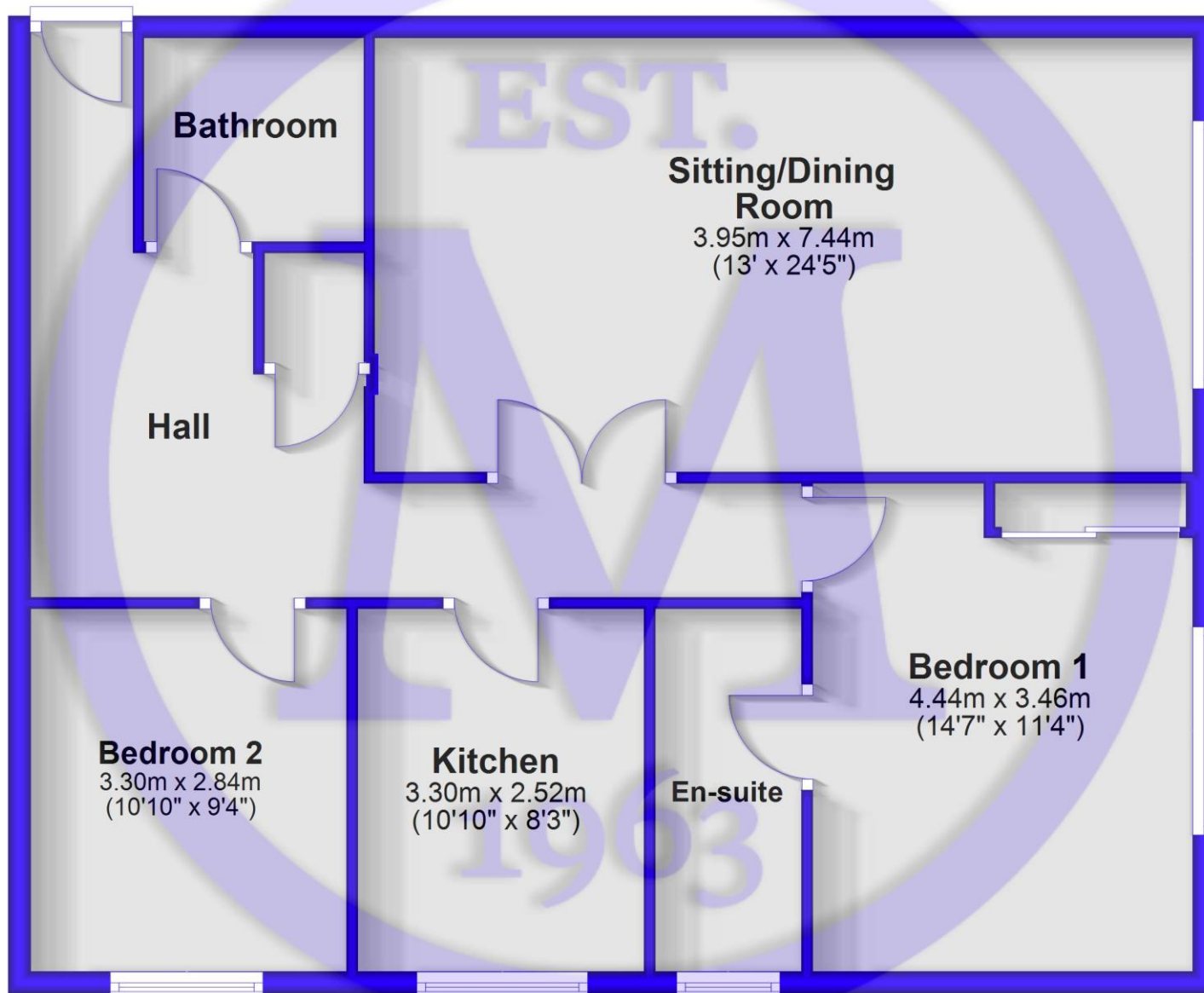
The property is particularly spacious, and a viewing is highly recommended.

## *Services*

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

## First Floor

Approx. 89.5 sq. metres (963.7 sq. feet)



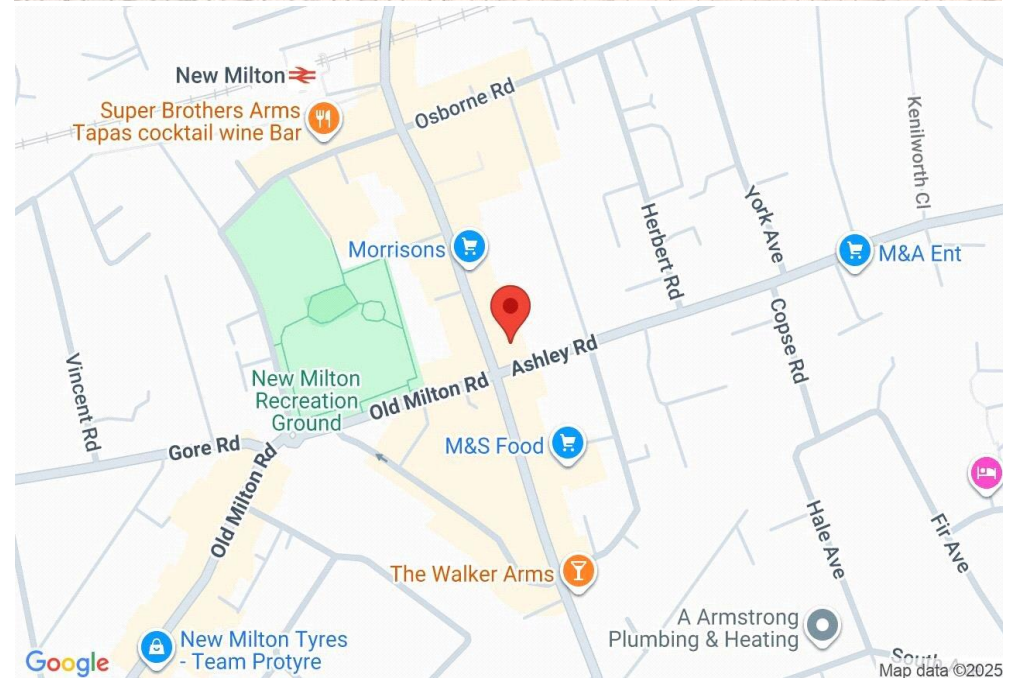
Total area: approx. 89.5 sq. metres (963.7 sq. feet)

## 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, proceed across the traffic lights into Ashley Road, take the first left into Spencer Road where the driveway to Bursledon House will be found on the left hand side.





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