



*8 Eastlands, New Milton, BH25 5PH*

£235,000

**Mitchells**  
1963 — TODAY



*8 Eastlands  
New Milton  
Hampshire  
BH25 5PH*

A fine example of the popular Eastlands houses, specifically built for the under 35s, situated within walking distance of local shops and New Milton town centre. The property has been tastefully decorated and updated throughout and is presented in excellent condition. Other features include a large sitting/dining room, a separate kitchen, a family bathroom, a private courtyard style garden, and nearby casual parking.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Private Courtyard Garden
- Casual Parking Nearby
- Leasehold: Approximately 154 Years Remaining
- Ground Rent: Approximately £85 PA
- Maintenance: Approximately £494.06 PA



## *The Property*

Entrance porch with a UPVC front door, useful coat hooks, storage space, room for a tumble dryer, and an electrical consumer unit.

Sitting/dining room with stairs leading to the first floor landing, a pleasant double aspect, and double casement doors opening out to the garden.

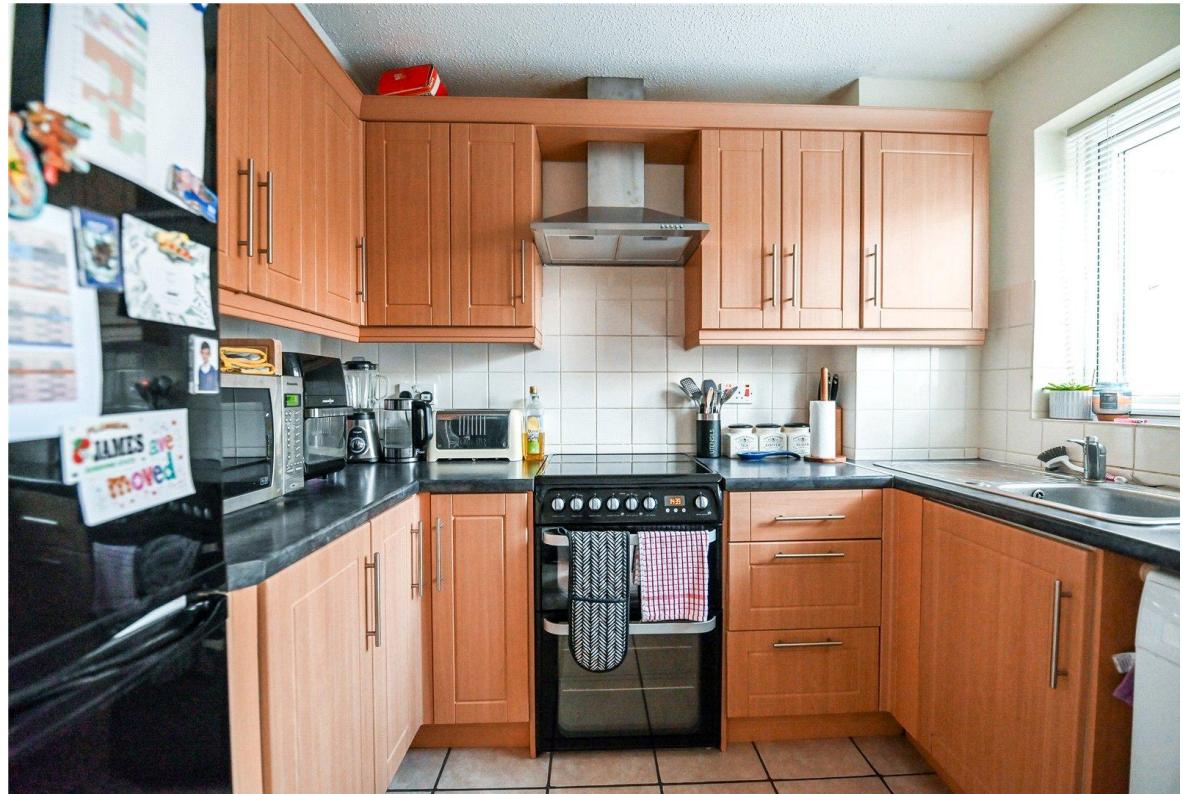
Kitchen fitted with tiled flooring and part tiled walls, featuring a UPVC double glazed window with a pleasant outlook to the rear. There is space for a tall freestanding fridge/freezer, an electric oven and hob with a fitted recirculating extractor fan above, a washing machine, and a stainless steel one and a half bowl sink unit with a mixer tap.

First floor landing with a hatch to the loft space and an airing cupboard housing the hot water cylinder.

Bedroom one is a well proportioned double room with carpeted flooring, a UPVC double glazed window offering a pleasant outlook to the front, and two large fitted wardrobes providing ample storage.

Bedroom two is a smaller double room, currently used as a single bedroom, with carpeted flooring and a UPVC double glazed window overlooking the rear garden.

Family bathroom with fully tiled walls and tile effect flooring, a UPVC double glazed window, an extractor fan, and a white suite comprising a pedestal wash hand basin, a panelled bath with mixer tap and glass shower screen, an independent Mira electric shower, a WC, a wall hung storage unit, and a ladder style heated towel rail.





## Gardens & Grounds

To the front of the property, a paved patio pathway leads to the front door, with areas of lawn on either side and a mature hedge providing privacy from the pathway.

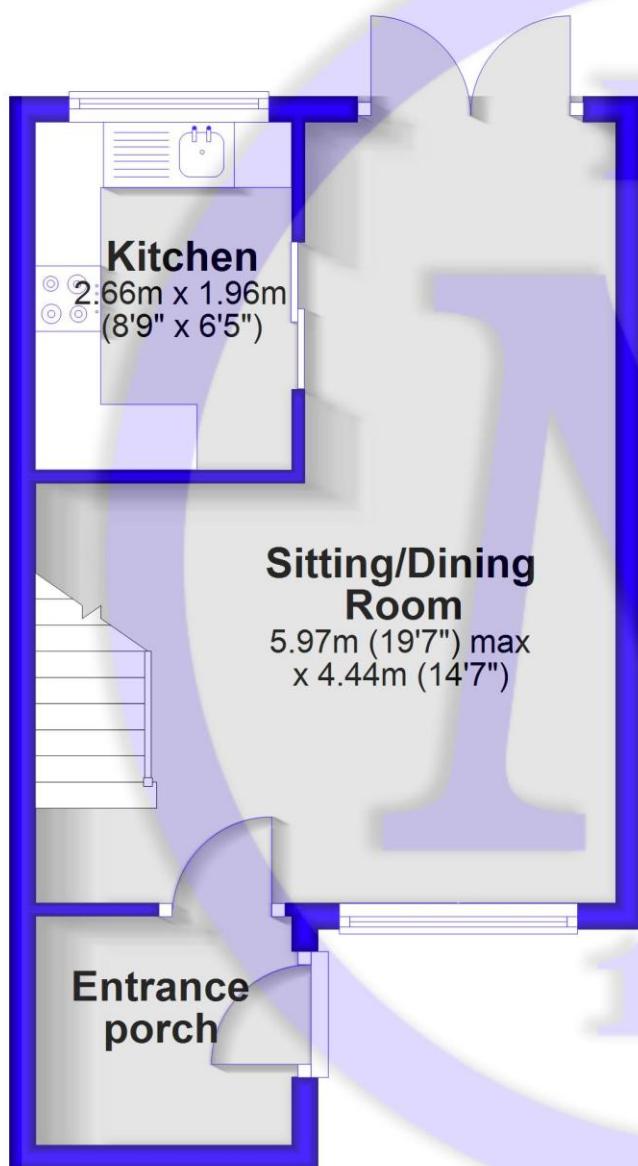
The rear garden features a paved patio, offering a great deal of privacy and seclusion. There is a timber rear gate giving access to casual parking behind the property.

## Services

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

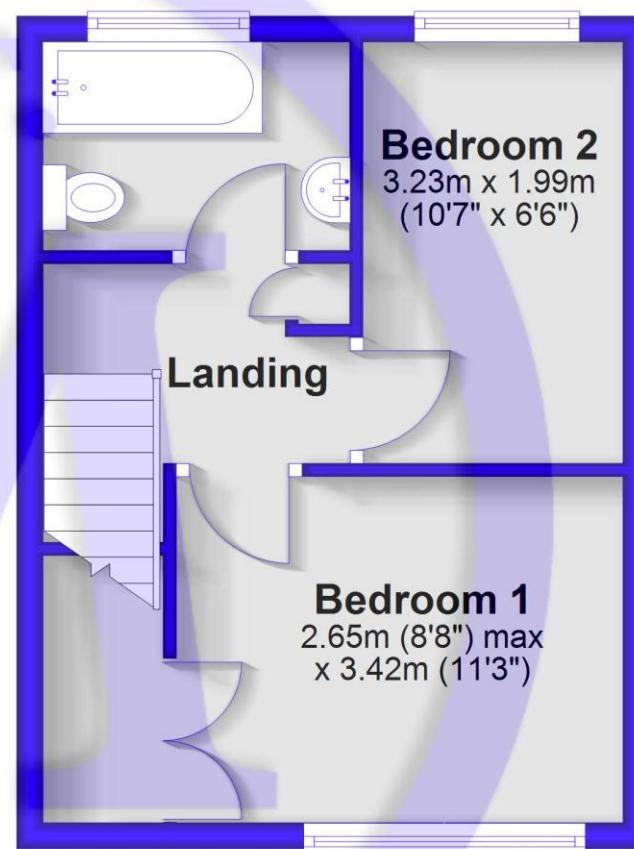
## Ground Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



## First Floor

Approx. 26.5 sq. metres (285.5 sq. feet)



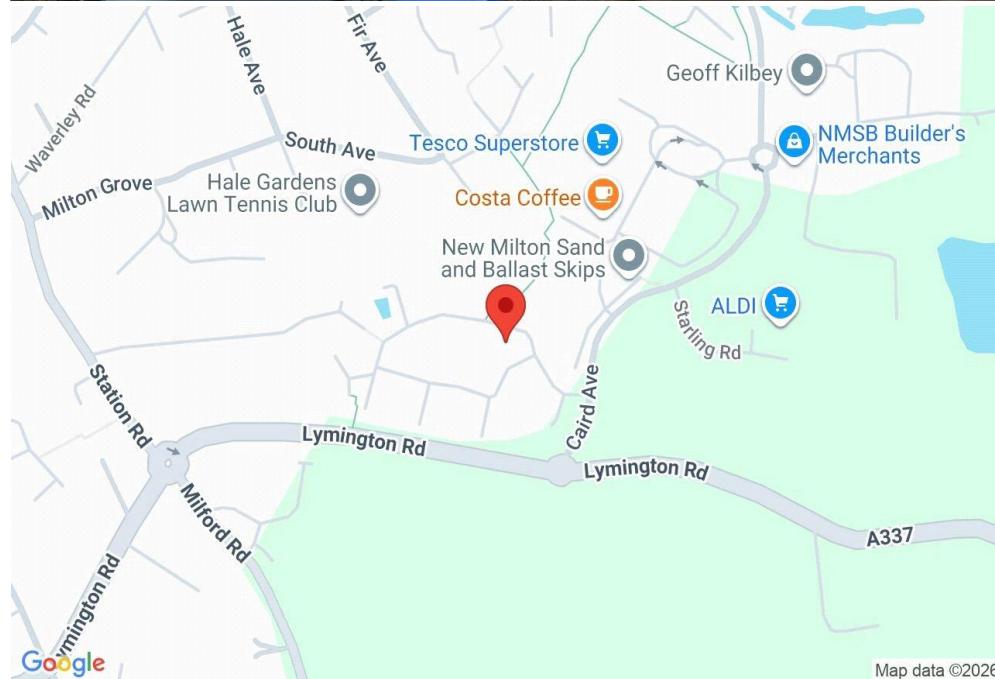
Total area: approx. 56.7 sq. metres (610.0 sq. feet)

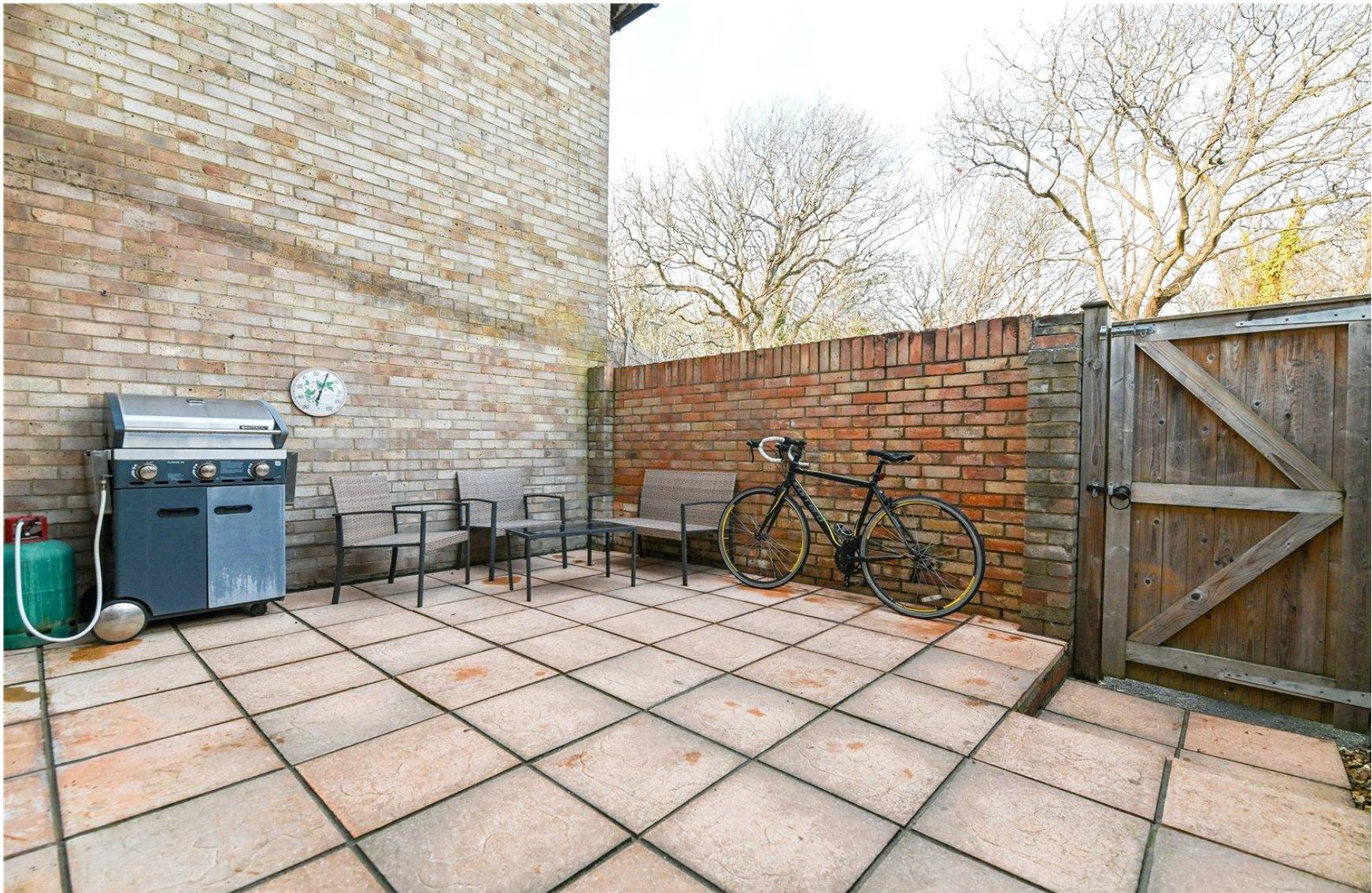
## Situation

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 down Station Road. At the roundabout, turn left. At the next roundabout, turn left onto Caird Avenue, then immediately left into Ashington Park. Take the next left into Eastlands, where the property will be found on the right hand side.





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