



29 Floriston Gardens, Ashley, BH25 5DL

£145,000

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*29 Floriston Gardens
Ashley
New Milton
Hampshire
BH25 5DL*

This lovely two bedroom, ground floor retirement flat, built specifically for the over 55s, is situated just a short walk from the local bus stop and shops. The property offers bright and spacious accommodation, featuring a sitting/dining room, a kitchen, a large master bedroom, and a door leading out to the garden.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Family Bathroom
- Communal Gardens
- Communal Parking
- Service Charge: TBC
- Specifically For Over 55s



The Property

Entrance hall with a walk-in understairs storage cupboard and an airing cupboard housing the hot water cylinder and electrical fuse box.

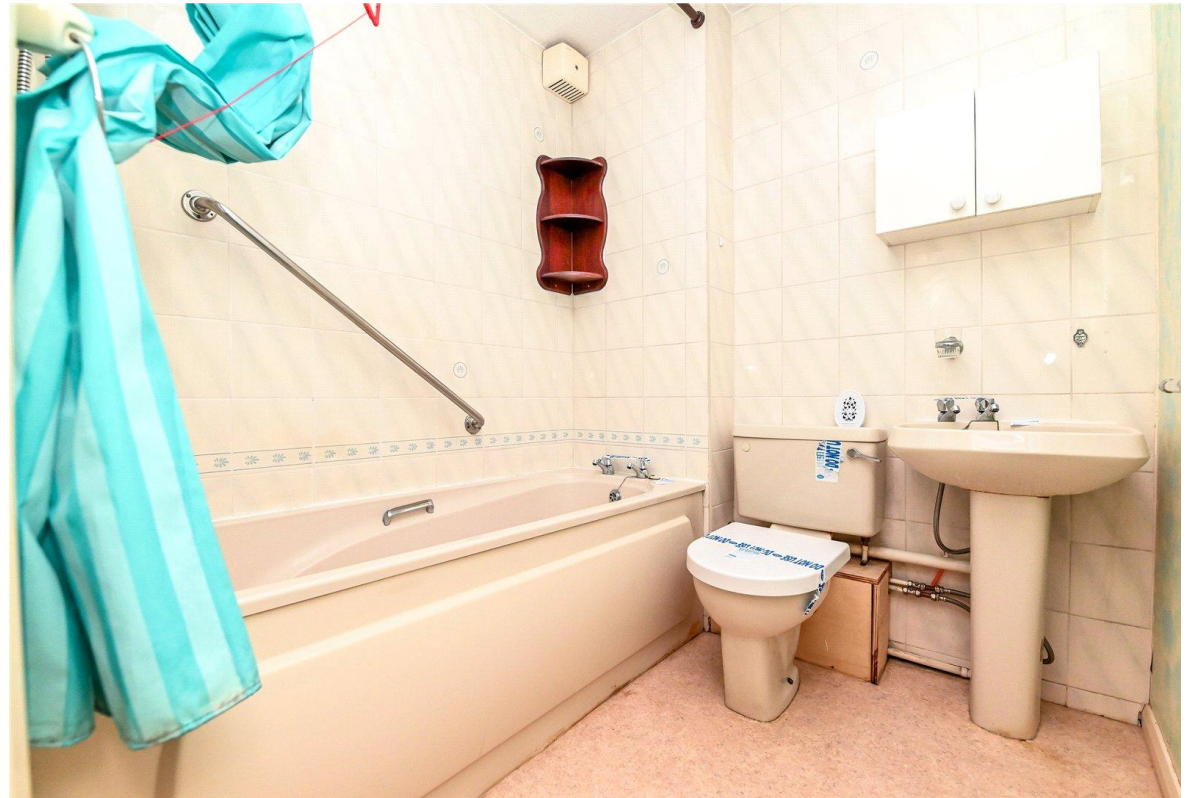
The sitting/dining room is particularly spacious, with a free standing electric fire, a UPVC door leading out to the patio and communal garden, carpeted flooring, and a night storage heater.

The kitchen is fitted with a range of wall and base units, a contrasting timber effect worktop, a stainless steel one and a half bowl sink with a mixer tap and drainer, a tiled splashback, space and plumbing for a washing machine, dishwasher, and tall fridge/freezer, a freestanding cooker with an extractor fan, and a UPVC window offering an attractive outlook over the communal garden.

The master bedroom is a generously sized double, with a night storage heater, built-in wardrobes, and an outlook to the front.

Bedroom two is a single room or home office, with a built-in wardrobe, large UPVC window, and carpeted flooring.

The family bathroom comprises a pedestal wash hand basin, WC, panelled bath with an independent electric shower and shower curtain, lino flooring, and part tiled walls.





Gardens & Grounds

To the front of the property is a small shingled garden area, an outside storage cupboard, and communal parking.

To the rear of the property is a small patio area, a large lawn, maintenance of which is covered by the annual service charge, a fenced drying area with high level picket fencing, and two rotary washing lines.

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



Services

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

Ground Floor

Approx. 51.4 sq. metres (553.8 sq. feet)



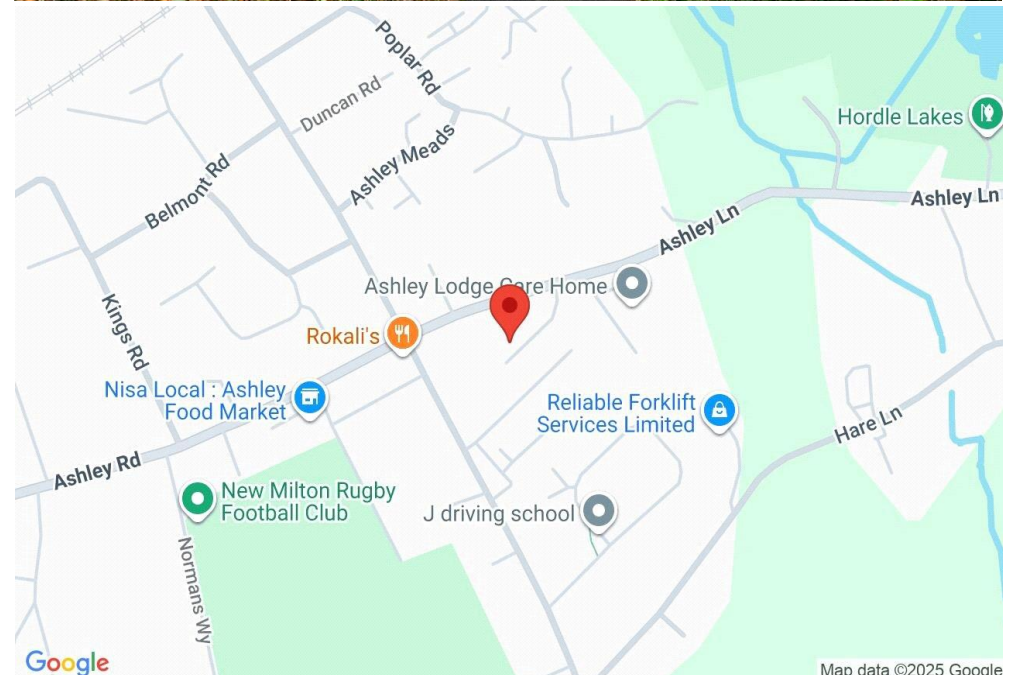
Total area: approx. 51.4 sq. metres (553.8 sq. feet)

Situation

Ashley is a quaint village situated just east of the bustling market town of New Milton. The village is well-served by local amenities, including Ofsted-rated 'Good' Infant and Junior schools, a variety of sports clubs such as the excellent rugby club, and a small supermarket. Additionally, it's just a stone's throw from the stunning New Forest National Park, covering 92,000 acres of natural beauty. For those seeking more, the mainline railway station at New Milton provides easy access to London, while the cliff-top beaches and Barton on Sea are just a short distance away. Barton Golf Club, with its 27-hole links-style course, and a selection of fine eateries—including Pebble Beach on the cliff top—add to the area's charm. With a great blend of family-friendly amenities and peaceful surroundings, Ashley remains a sought-after location for both families and retirees alike.

Directions

From Mitchells, proceed straight across the traffic lights into Ashley Road. Continue through the next set of lights, and when you reach the traffic lights at the centre of Ashley, continue straight across. Take the first turning on the right into Floriston Gardens, where the property can be found on the right hand side.





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