



*4 Hazel Court, Station Road, New Milton, BH25 6LP*

*£275,000*

**Mitchells**

1963 — TODAY



*4 Hazel Court  
Station Road  
New Milton  
Hampshire  
BH25 6LP*

This fantastic two double bedroom, ground floor, town centre apartment is situated just a few steps from New Milton High Street and a short walk from the mainline railway station. The property has been beautifully maintained, with features including a double aspect sitting/dining room, a master bedroom with an en-suite, a private garden, and a garage.

- Share Of Freehold
- 155 Years Remaining On Lease
- Service Charge: £1,800 PA
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Family Bathroom
- Two Double Bedrooms
- En-Suite Shower Room
- Private Garden
- Garage
- Communal Parking



## The Property

Entrance hall with a double coats cupboard, a laundry cupboard with plumbing for a tumble dryer, and a radiator.

The sitting/dining room has a bright double aspect with double casement doors leading out to the private garden, a recess for a dining table, a TV aerial point, smoothed textured ceilings, and a glazed door leading through to the kitchen.

The kitchen is fitted with a range of shaker style wall and base units with a contrasting marble effect worktop, a stainless steel one and a half bowl sink with a mixer tap over and a drainer, a four burner electric hob with an extractor fan over, an eye level double oven, a modern Glow Worm combination boiler, a tall stand up fridge/freezer, tile effect flooring, a UPVC window giving an attractive outlook to the side, and space and plumbing for a washing machine and dishwasher, if required.

Family bathroom with fully tiled walls, tile effect flooring, and a suite comprising a WC, a pedestal wash hand basin, a panelled bath with independent Triton electric shower attachments, a shower curtain, and an extractor fan.

There are two lovely double bedrooms, both benefitting from built-in storage, with the master enjoying its en-suite shower room comprising a walk-in shower cubicle with a glass shower door, a WC, a wash hand basin with storage beneath, fully tiled walls, a shaver point, and an extractor fan.





## *Gardens & Grounds*

To the front of the property is a private garden with mature borders and high level hedging, making it extremely private and secluded, with a gate for access.

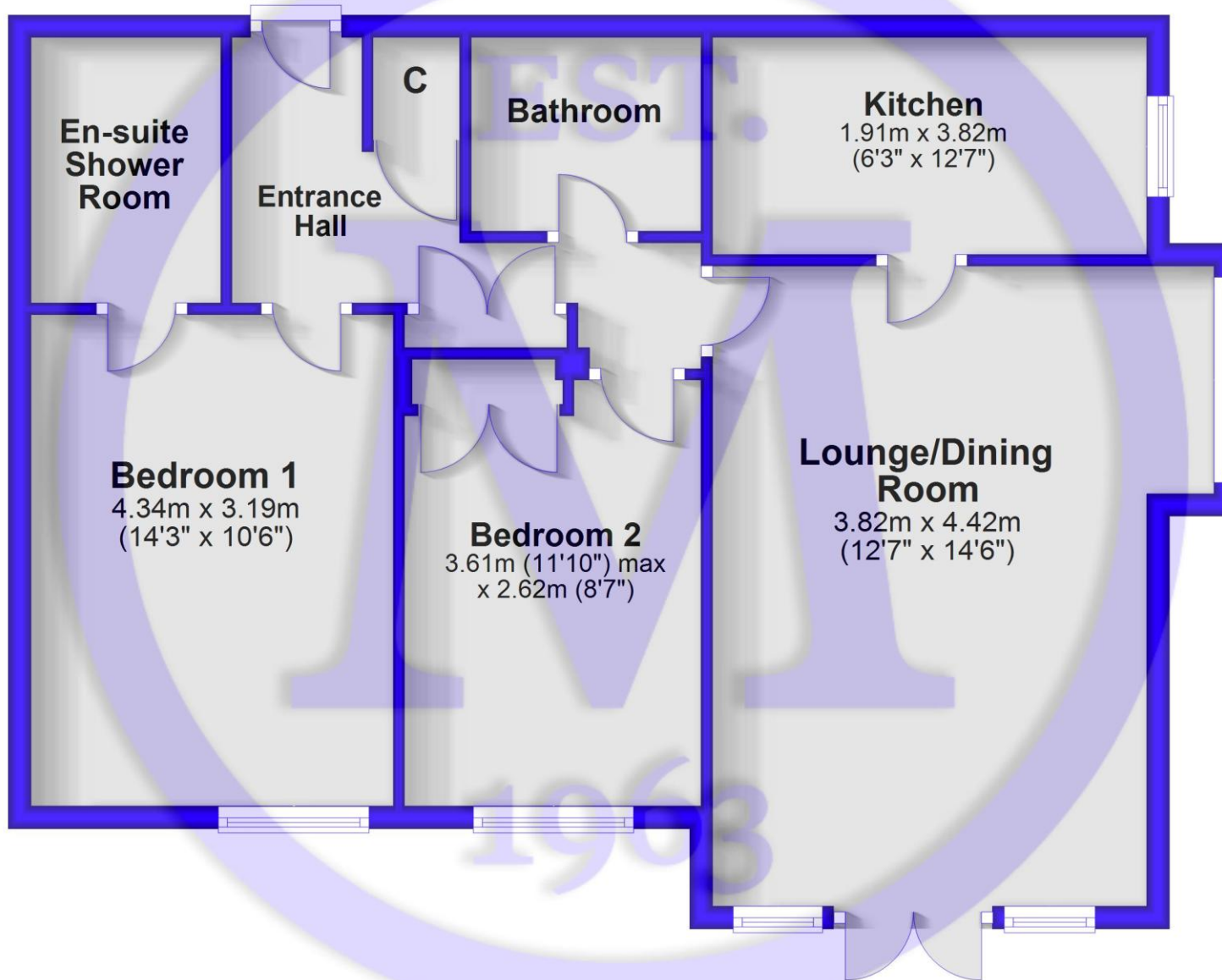
To the rear of the property is a communal garden area, the maintenance of which is covered by the annual service charge, along with casual parking and garaging. This property benefits from a single garage with an up and over door.

## *Services*

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

# Ground Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



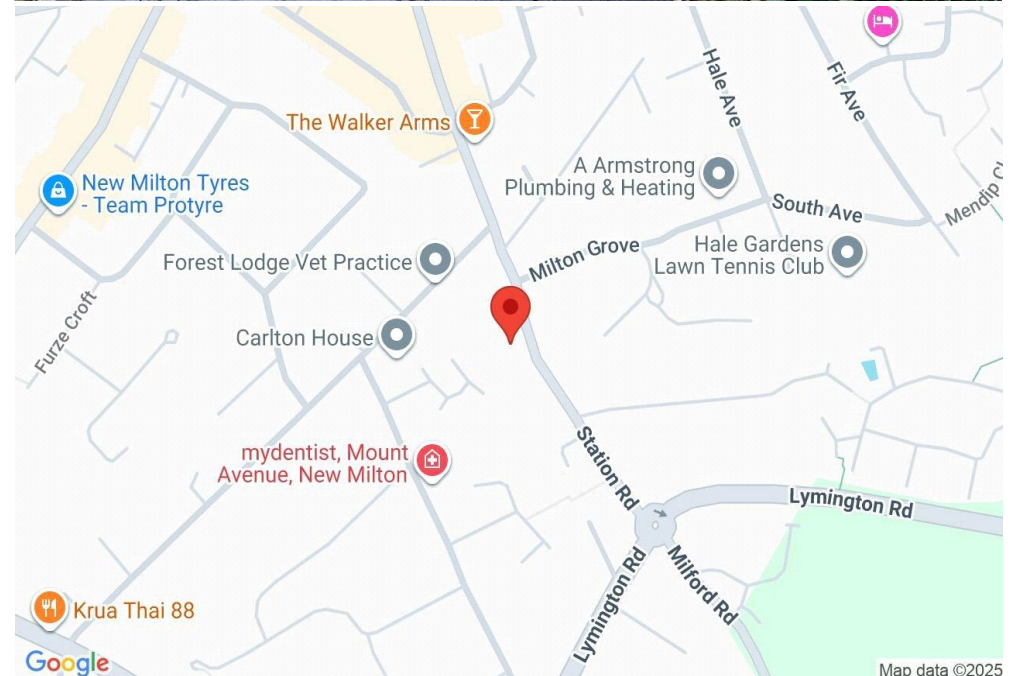
Total area: approx. 63.9 sq. metres (688.2 sq. feet)

## 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 down Station Road, and the block will be found after a short distance on the right hand side.





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