



*Flat 24, Homefield House, New Milton, BH25 6NP*

£55,000

**Mitchells**  
1963 — TODAY



*Flat 24  
Homefield House  
2 Barton Court Road  
New Milton  
Hampshire  
BH25 6NP*

A one bedroom retirement apartment situated on the second floor of this conveniently located block at the southern end of New Milton high street, therefore within easy reach of the town's excellent amenities. Homefield House offers excellent communal facilities, including a residents' lounge and utility room. The property is offered with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Bedroom
- Shower Room
- Communal Lounge
- Communal Utility Room
- Communal Gardens
- 90 Years Remaining On Lease
- Ground Rent: £100 PA
- Service Charge: TBC



## The Property

Homefield House is accessed via a security entry system, with stairs and a passenger lift to all floors.

Entrance hall with a trap to the roof space, a security entry system, and a large storage cupboard.

Sitting/dining room with a wall mounted gas fired boiler concealed in a cupboard, and benefits from a sunny south-westerly outlook.

The kitchen is fitted with a range of white wall and base units, a contrasting marble effect worktop, a stainless steel sink unit, space for a tall fridge/freezer and cooker, an extractor fan, part tiled walls, and timber effect flooring.

The double bedroom has built-in storage and an outlook over the communal grounds.

The shower room is fitted with a white suite comprising a fully tiled shower cubicle with a Triton shower, a wash basin with storage beneath, a WC, and part tiled walls.



Community Room



Community Room



Laundry room



New Milton Town Centre



## *Gardens & Grounds*

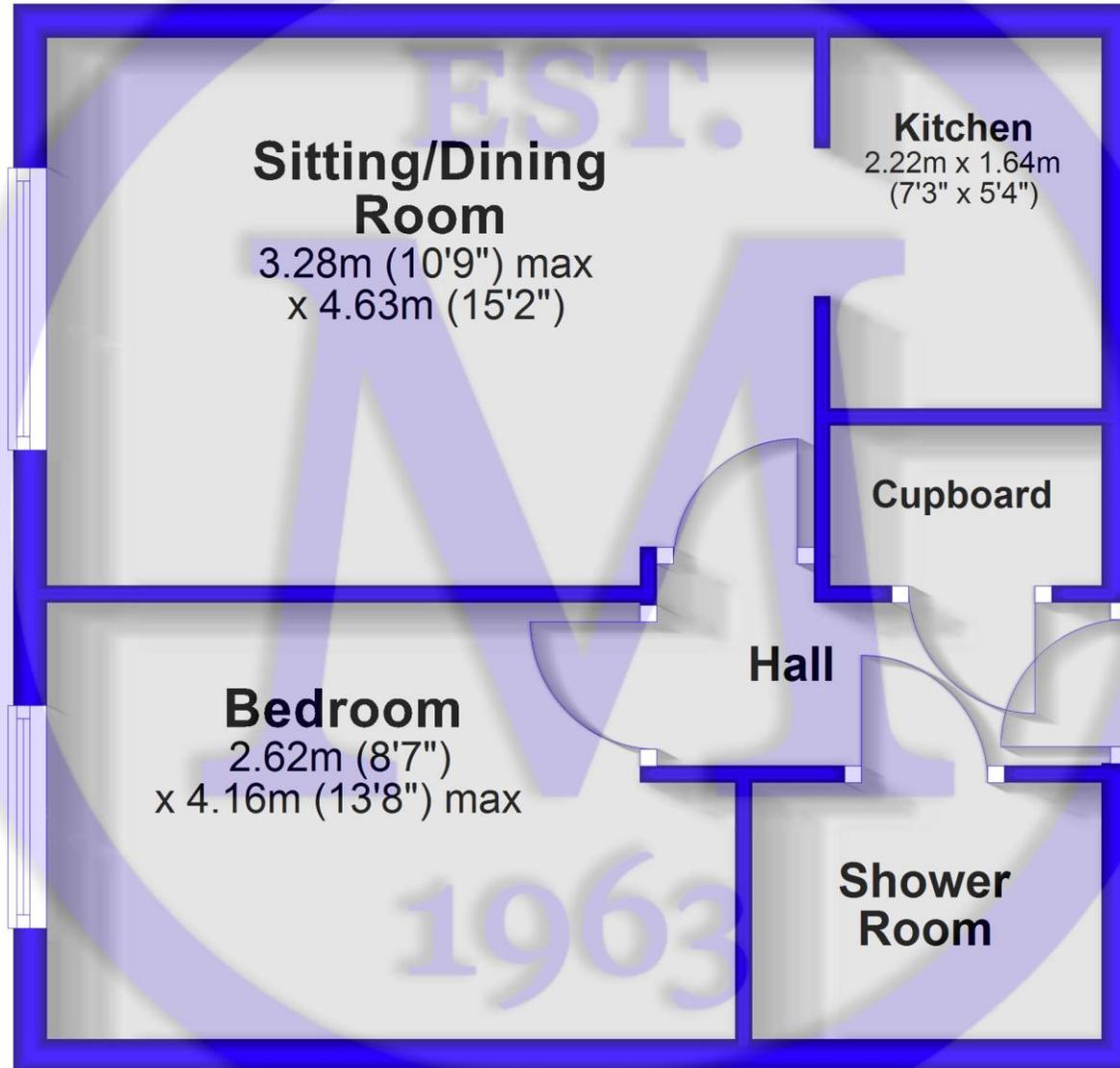
Homefield House is set within its own well maintained gardens and grounds, the upkeep of which is covered by the annual service charge.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band A
- Energy Performance Rating C

# Second Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



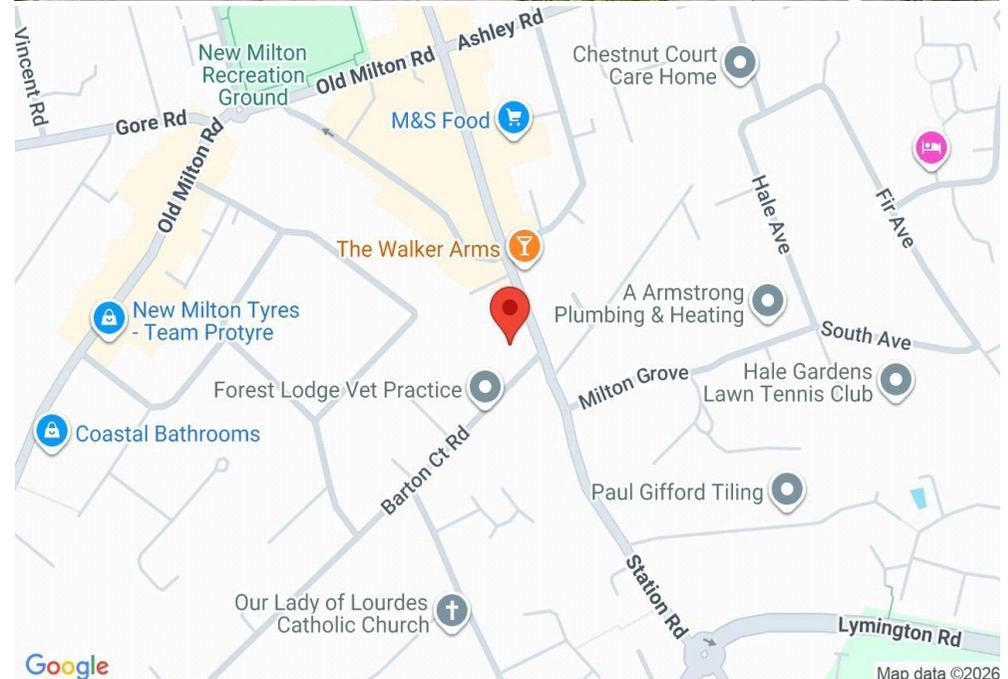
Total area: approx. 38.2 sq. metres (411.1 sq. feet)

## 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. Take the second turning on the right into Barton Court Road, where the entrance will be found immediately on the right hand side.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

