

113 Station Road, New Milton, BH25 6JP £375,000

Mitchells

1963 — TODAY



113 Station Road
New Milton
Hampshire
BH25 6JP

A conveniently positioned, modern three bedroom end of terrace townhouse, built by the highly regarded local developers Pennyfarthing Homes. It forms part of a small, select development constructed approximately fifteen years ago in this fantastic location, just a few steps from the thriving New Milton high street. Other features of the property include an en-suite shower room to the master bedroom, a UPVC double glazed conservatory, a carport adjoining the rear of the property, an additional allocated parking space, and easily maintained gardens. The property is offered with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom & Cloakroom
- En-Suite Shower Room
- Carport & Allocated Parking
- Private Gardens
- Service Charge: £590.44 PA





The Property

Entrance hall with a double glazed front door and stairs to the first floor.

Double aspect L-shaped sitting/dining room featuring a stone fireplace with an inset flame effect electric fire, a large understairs storage cupboard, and twin UPVC double glazed doors opening onto the good sized conservatory.

Conservatory with low level cavity brick walls, UPVC double glazed windows, a polycarbonate roof, tile effect flooring, a casement door onto the patio, and a lovely private outlook over the garden.

Modern kitchen fitted with a range of cream wall and base units, a contrasting worktop, and an inset one and a half bowl sink unit with a mixer tap. Integrated double electric oven, a four burner gas hob, and an extractor. There is space for a dishwasher, a washing machine, and a tall fridge/freezer, along with tiled flooring, under cupboard lighting, recessed ceiling spotlights, and a Gloworm gas fired boiler concealed in a cupboard.

Ground floor cloakroom fitted with a modern white suite.

First floor landing with a trap to the roof space and an airing cupboard.

Three bedrooms, with the good sized master bedroom benefiting from a fully tiled en-suite shower room fitted with a modern white suite.

Fully tiled bathroom fitted with a modern white suite comprising a panel bath with mixer tap and shower attachment over, a wash basin with storage beneath, a WC, a chrome ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.

















Gardens & Grounds

The property sits on an easily managed plot with the front garden laid mainly to lawn. Mature hedging divides it from the pavement, a block paviour pathway leads to the front door, and a timber gate provides side access.

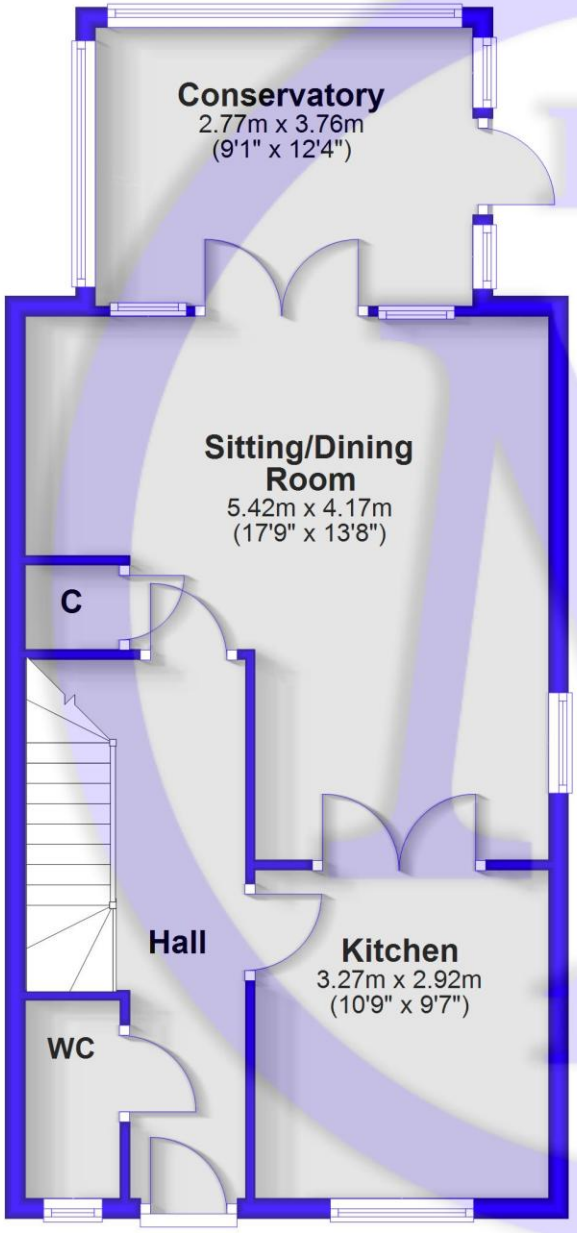
Adjoining the rear of the property is an area of textured paved patio, a small lawn, mature flower and shrub borders, and a timber gate providing direct access to the carport, which has a pitched roof offering covered parking for one vehicle. There is also a further allocated parking space.

Services

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

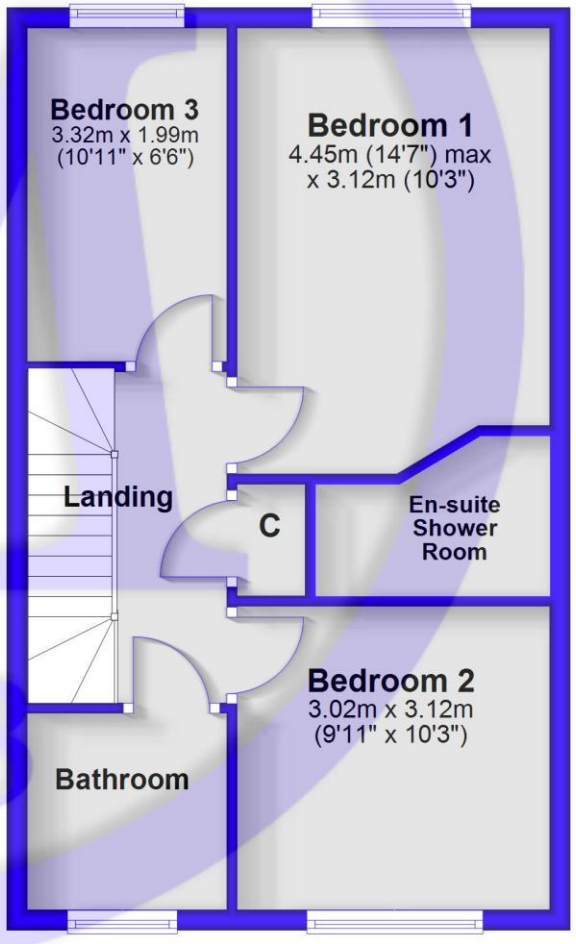
Ground Floor

Approx. 56.6 sq. metres (609.1 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.9 sq. feet)

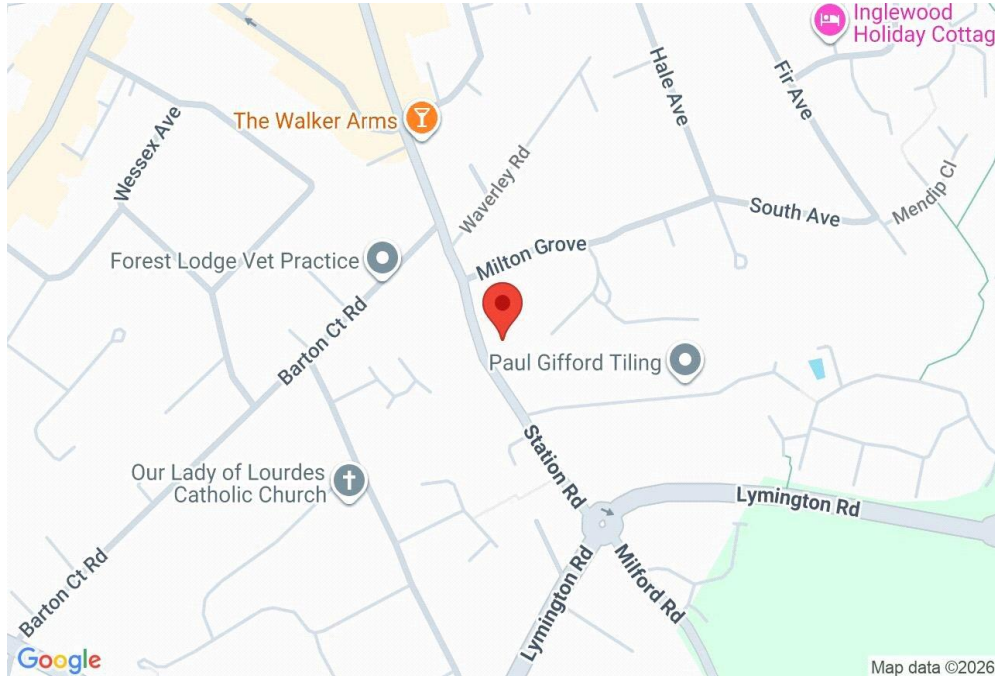


Total area: approx. 102.4 sq. metres (1102.0 sq. feet)

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.







Mitchells.uk.com
info@mitchells.uk.com
01425 616411

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

Mitchells
1963 — TODAY

EST. M 1963