



Flat 3, Morant Court, 21 Herbert Road, New Milton, BH25 6BX

£235,000

Mitchells
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*Flat 3
Morant Court
21 Herbert Road
New Milton
Hampshire
BH25 6BX*

A fantastic opportunity to purchase this well presented, two bedroom ground floor apartment, situated in a popular development of just six apartments. The property features two double bedrooms, a modern kitchen, a shower room, and a spacious sitting/dining room with doors leading onto a private patio. It also benefits from a share of the freehold and includes a garage in a nearby block.

- Entrance Hall
- Modern Kitchen
- Spacious Sitting/Dining Room
- Two Double Bedrooms
- Shower Room
- Excellent Storage Throughout
- Private Area Of Patio
- Well Kept Communal Gardens
- Garage
- Share Of Freehold



The Property

Entrance hall with a useful storage cupboard and parquet flooring.

Kitchen featuring tile effect flooring, a wide range of modern wall and base units with a contrasting worktop, a tiled splashback, a gas cooker, a four burner hob with an extractor fan above, a sink unit with a mixer tap, and space for a tall fridge/freezer.

Large sitting/dining room with a front facing outlook and a door leading to the private patio.

Shower room with tiled flooring, partly tiled walls, a UPVC double glazed window, and a suite comprising a wash hand basin with a mixer tap over and storage beneath, a WC, a chrome ladder style heated towel rail, and a large shower cubicle.

Two double bedrooms, with the master bedroom benefiting from a built-in wardrobe.





Gardens & Grounds

Morant Court sits on a great plot with well manicured communal gardens. To the rear of the property is an enclosed communal garden with brick walls, featuring a brilliant array of mature shrubs and flowers, as well as two communal washing lines.

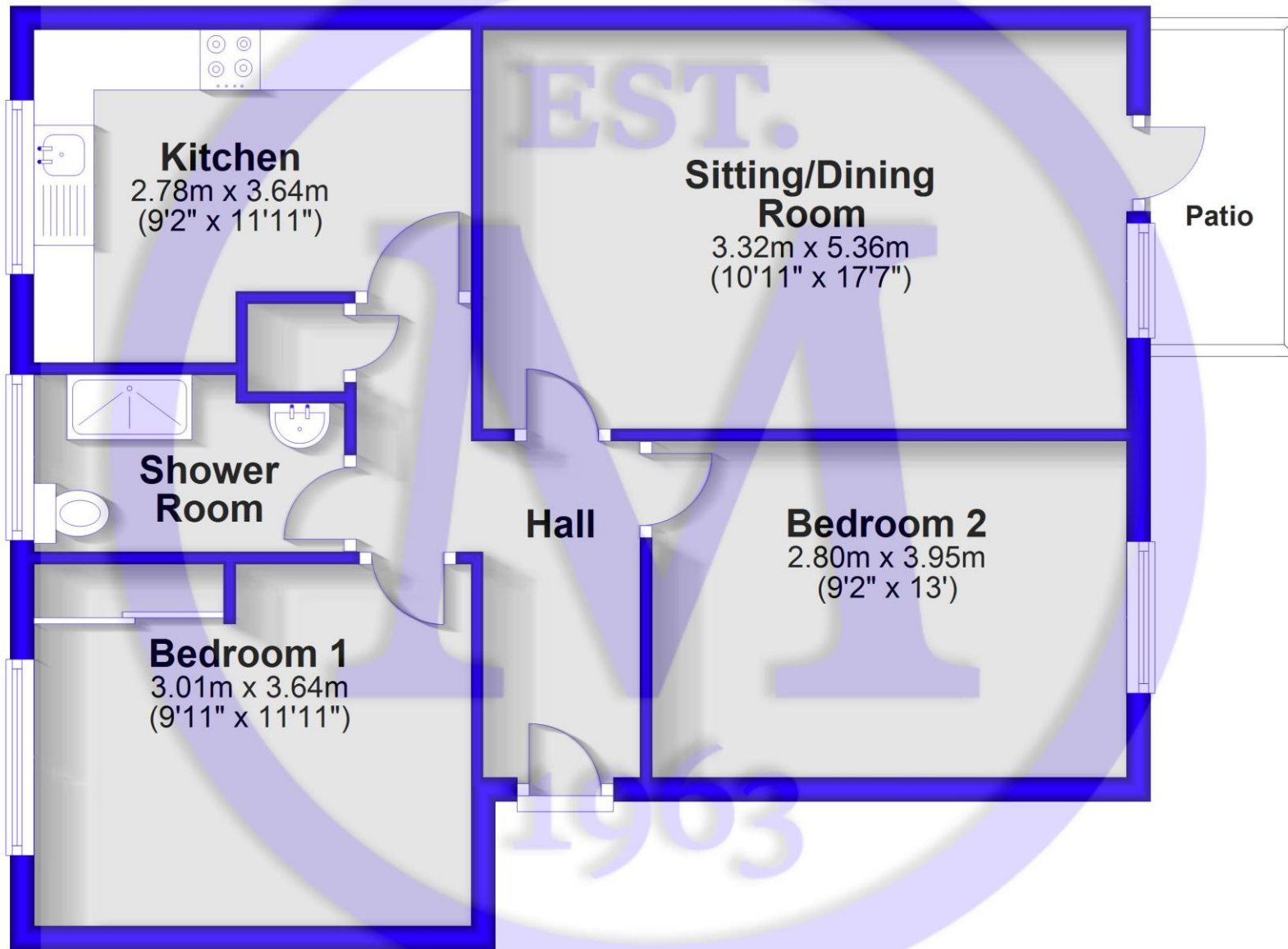
A footpath leads to the communal parking area and garage block.

Services

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

Ground Floor

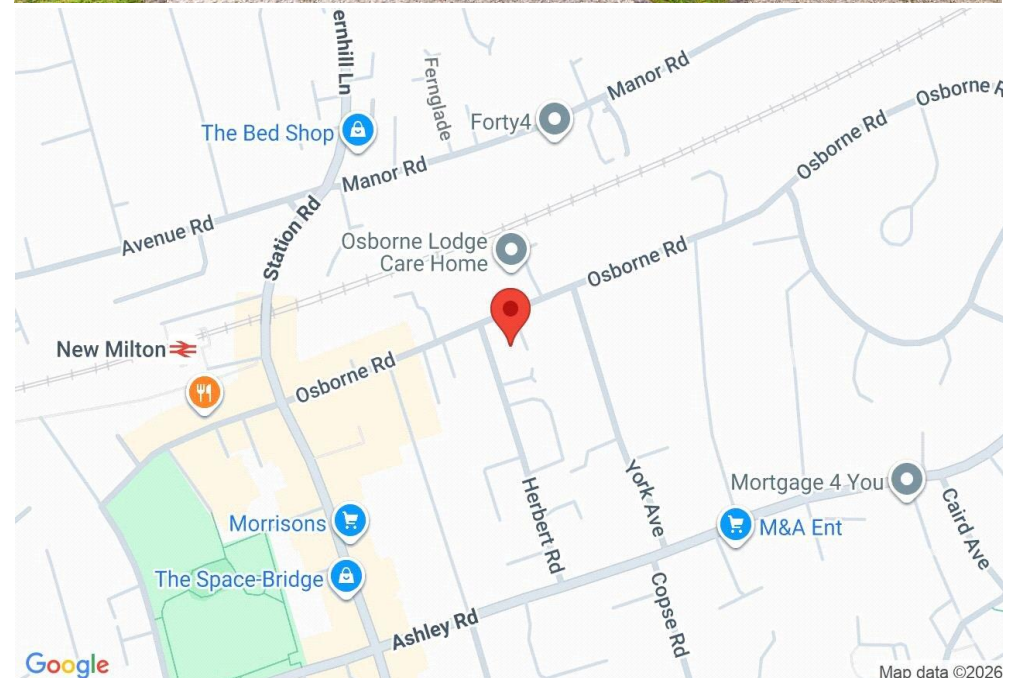
Approx. 61.2 sq. metres (659.1 sq. feet)
(excluding Patio)



Total area: approx. 61.2 sq. metres (659.1 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.





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