



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

*£125,000*

**Mitchells**  
1963 — TODAY



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

We are acting in the sale of the above property and have received an offer of £115,000. Any interested parties wishing to submit a higher offer must do so in writing to the selling agent prior to the exchange of contracts. 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 downstairs storage cupboard and an airing cupboard housing the hot water cylinder and electrical fuse box.

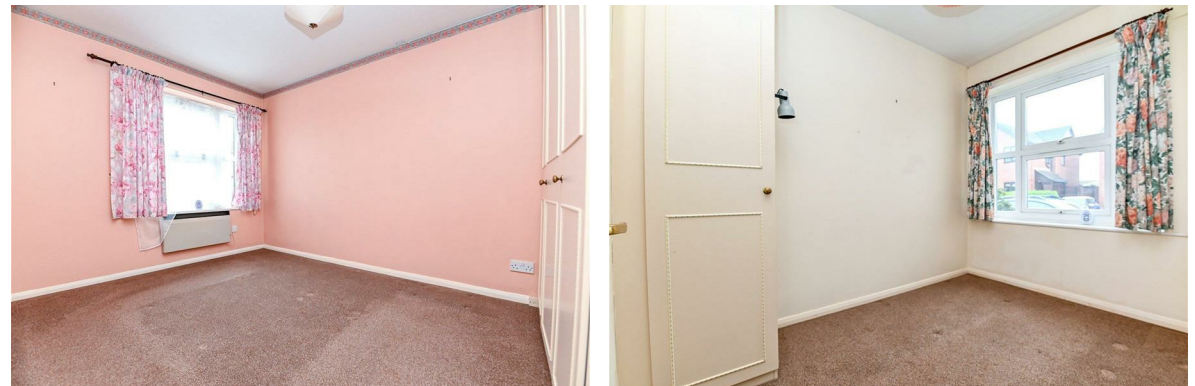
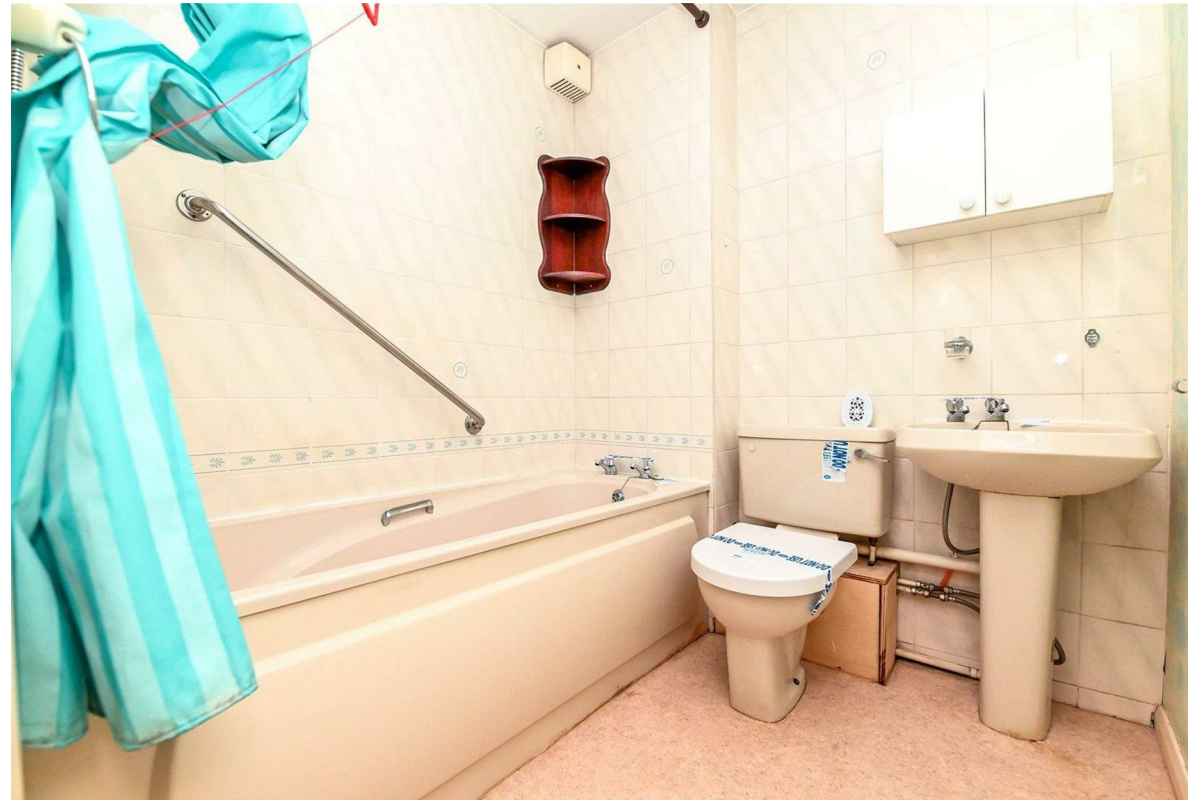
The sitting/dining room is particularly spacious, with a free standing electric fire, a UPVC door leading out to the patio and communal garden, carpeted flooring, and a night storage heater.

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, electricity, water and drainage

Council Tax Band: B

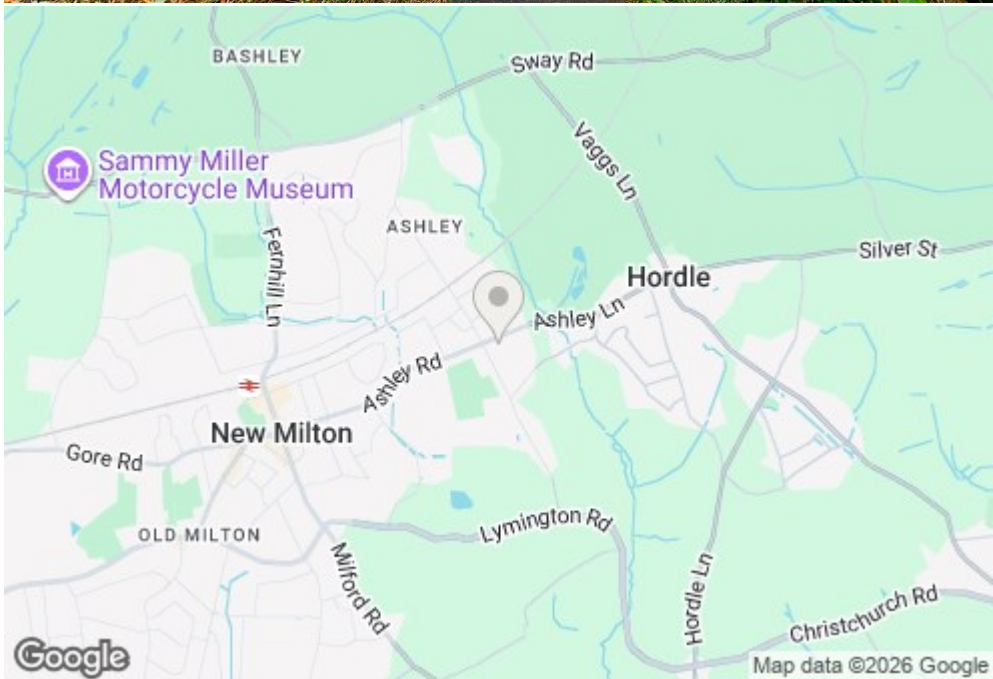
Energy Performance Certificate (EPC) Rating: D

## Ground Floor

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



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



## Situation

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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