



Flat 16 Trevone, Herbert Road, New Milton, BH25 6BX

£225,000

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*Flat 16 Trevone Herbert
Road
New Milton
Hampshire
BH25 6BX*

This fantastic first floor apartment is situated a short walk from New Milton town centre and the mainline railway station. The property offers generous accommodation, including a spacious double aspect sitting/dining room, a master bedroom with an en-suite, a family bathroom, a kitchen/breakfast room, and a garage in a nearby block.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Study/Store Room
- Garage
- Parking



The Property

Entrance hall with a laminate style flooring, a useful double cloaks storage cupboard housing the electrical consumer unit, a radiator, a double airing cupboard housing a modern Worcester combination boiler, a hatch to roof space, and a smart meter.

The sitting/dining room is a particular feature of the property, being extremely bright and airy. It has two UPVC double glazed windows, a feature fireplace with a marble effect hearth and surround, an inset electric fire, a TV aerial point, ample space for a three piece suite and a four to six seater table and chairs. The room also benefits from a serving hatch through to the kitchen.

The kitchen/breakfast room has a fantastic range of white gloss shaker style wall and base units with a contrasting granite effect worktop, a tiled splashback, and a UPVC window. Built-in appliances include a Bosch four burner electric hob with an extractor fan over, an eye level AEG double oven, a fridge/freezer, and there is also space and plumbing for a washing machine, a tumble dryer, and a breakfast table and chairs. There are recessed ceiling spotlights and a UPVC window giving an attractive outlook over the communal gardens.

There are two great sized double bedrooms, both benefiting from built-in wardrobes, with the master enjoying its own en-suite shower room. The en-suite comprises a corner shower cubicle with chrome thermostatic shower attachments, a pedestal wash hand basin, a WC, tiled flooring, part-tiled walls, a wall mounted mirror, a medicine cabinet, and a UPVC window. The master bedroom is also situated at the rear of the property and enjoys an outlook over the garden.

The family bathroom has a laminate style flooring and a modern suite comprising a wash hand basin with a mixer tap over and storage beneath, a panel bath with a mixer tap over and handheld shower attachment, a WC, a heated towel rail, part tiled walls, and a UPVC window.

There is an additional room, previously used as a study and now used as extra storage, with a small window and an additional freezer.





Gardens & Grounds

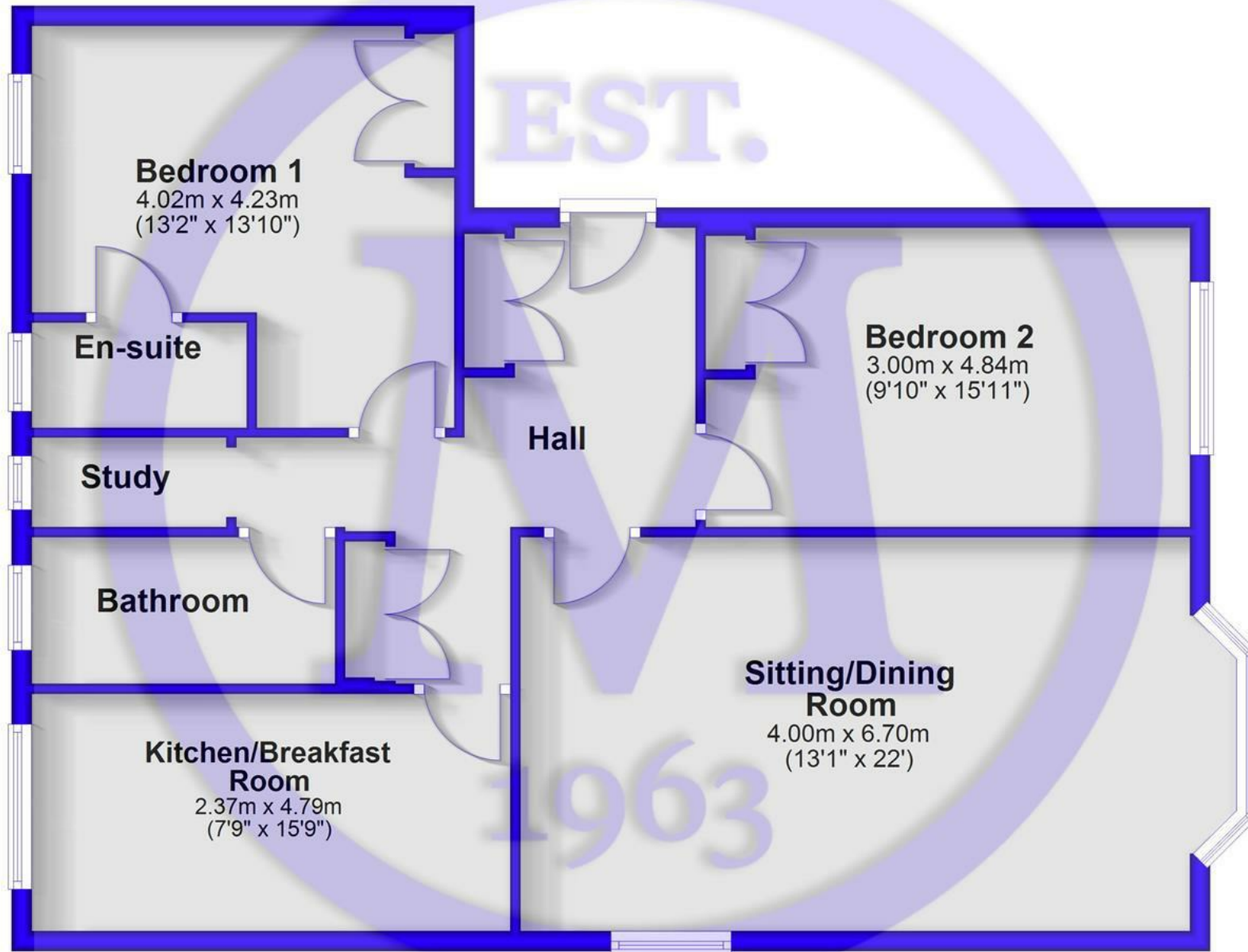
To the front of the property is an area of communal garden, maintained through the annual maintenance charge, and a driveway providing access to the garage at the rear, which features an up and over door. There is also additional visitor parking. The property benefits from a well tended communal garden, surrounded by high level trees and hedging, making it extremely private and secluded.

Services

Mains gas, electricity, water and drainage
Council Tax Band: D
Energy Performance Certificate (EPC) Rating: C

Floor Plan

Approx. 90.5 sq. metres (974.1 sq. feet)



Total area: approx. 90.5 sq. metres (974.1 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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