



46, Eastlands, New Milton, BH25 5PH

£229,950

Mitchells

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46 Eastlands
New Milton
Hampshire
BH25 5PH

****CHAIN FREE**** This beautifully presented, two bedroom house is situated on the popular Eastlands development, built specifically for those under 35. The property has been maintained to an extremely high standard, with features including open plan living, a modern bathroom, and a secluded garden. It's also in close proximity to both Tesco and Aldi, making shopping super convenient.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- First Floor Landing
- Two Bedrooms
- Family Bathroom
- Landscaped & Secluded Garden
- Leasehold
- Ground Rent: £85 PA
- Maintenance: £437.32 PA



The Property

The front door leads into the entrance hall, with useful coat hooks, a storage area, and a cupboard housing the modern electric consumer unit.

A glazed door opens into the sitting room, which has carpeted flooring, a UPVC window to the front, a TV aerial point, and a closed staircase.

This leads through to the kitchen/dining room, which benefits from tiled flooring and a range of modern timber effect wall and base units with a marble effect worktop. There is a stainless steel sink with a mixer tap and drainer, a tiled splashback, a built-in fridge and dishwasher, space and plumbing for an electric cooker with extractor fan over, and space for a washing machine. The room also includes a useful breakfast bar, sliding patio doors leading out to the rear garden, ample space for a table and chairs, and a lovely wooded outlook.

The first floor landing features an airing cupboard housing the hot water cylinder, and a hatch with a built-in ladder to the fully boarded loft space.

The bathroom is beautifully presented, with a modern suite comprising a panel bath with mixer tap and an independent electric Mira shower, a shower curtain, WC, and a wash hand basin with mixer tap and storage beneath. There is also a UPVC window and part tiled walls.

There are two bedrooms, with the master comfortably fitting a king sized bed, with a large built-in wardrobe, an eaves storage cupboard, and enjoys an outlook to the front of the property.

New fully programmable electric panel heaters installed in 2022.





Gardens & Grounds

The rear garden has been attractively landscaped and features a large patio area, a walk-in storage shed, and a rear gate providing access.

There are two residents' car parks just a short walk away, an on-street parking to the rear.

A viewing of this property is highly recommended.



Services

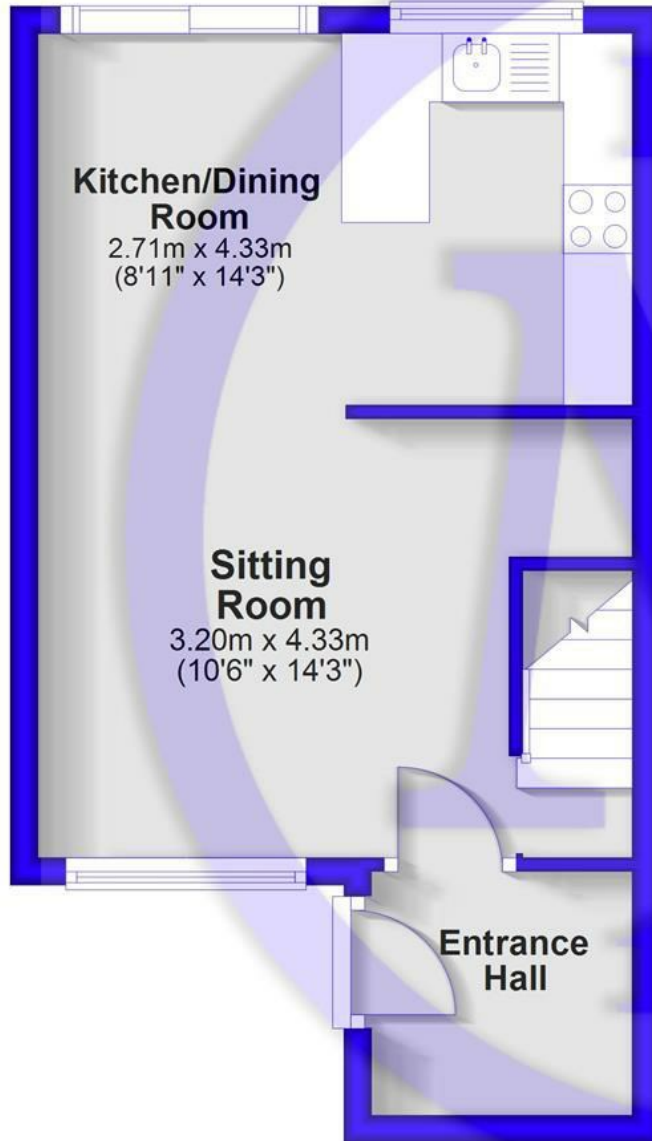
Mains gas, electricity, water and drainage

Council Tax Band: B

Energy Performance Certificate (EPC) Rating: E

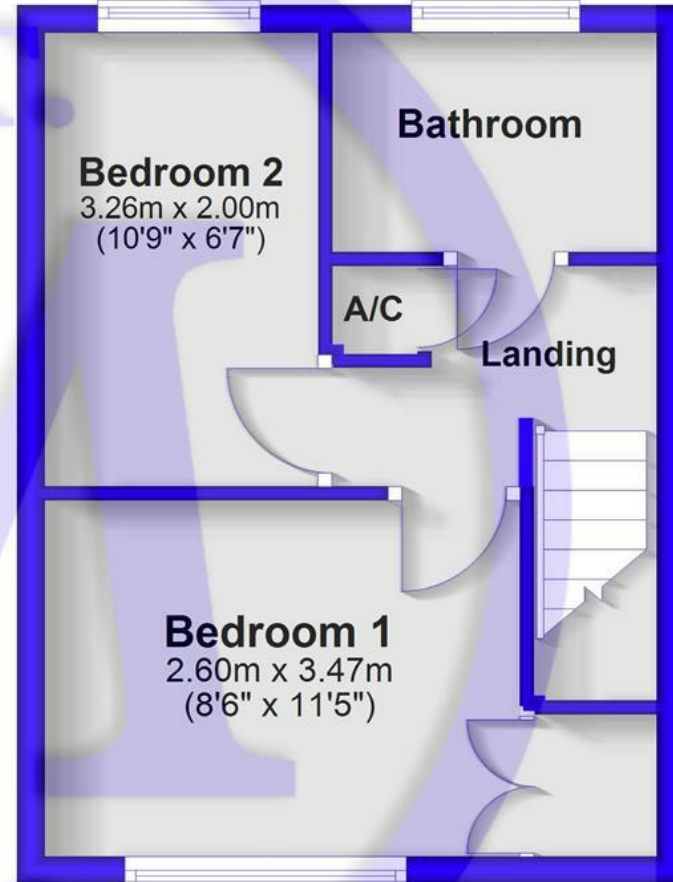
Ground Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 56.4 sq. metres (607.3 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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