



*90A Station Road, New Milton, BH25 6LQ*

*£135,000*

**Mitchells**  
1963 — TODAY



*90A Station Road  
New Milton  
Hampshire  
BH25 6LQ*

two/three bedroom self contained maisonette conveniently situated in the heart of New Milton town centre. The property is offered with a long lease and provides flexible accommodation including a superb large kitchen/dining/living room benefitting from a double aspect, a shower room, a separate cloakroom, a private loft space, and a useful utility cupboard.

- Entrance Hall
- Landing
- Kitchen/Dining/Living Room
- Three Bedrooms
- Shower Room
- Cloakroom
- Utility Cupboard



## The Property

The front leads to a private entrance hall with stairs rising to the first floor landing.

The first floor landing with timber effect flooring and a trap door to the private loft space.

A superb double aspect kitchen/dining/living room includes a range of light storage units, a marble effect worktop, an inset sink unit with a mixer tap, an integrated electric cooker, space for a washing machine and tumble dryer, a breakfast bar, timber effect flooring, and recessed ceiling spotlights.

There are three bedrooms, one of which could alternatively be used as a separate sitting room if required, and one benefits from built-in wardrobes.

The utility cupboard is fitted with a sink unit and storage beneath.

The shower room is fitted with a white suite comprising a corner shower cubicle with a Mira shower, a wash basin, and a WC.

There is also a separate WC, fitted with a white suite.





## *Gardens & Grounds*

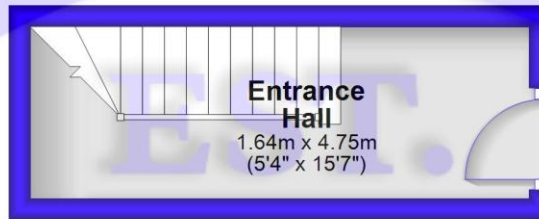
Outside, the property backs onto Elm Avenue car park, providing convenient parking.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band A
- Energy Performance Rating E

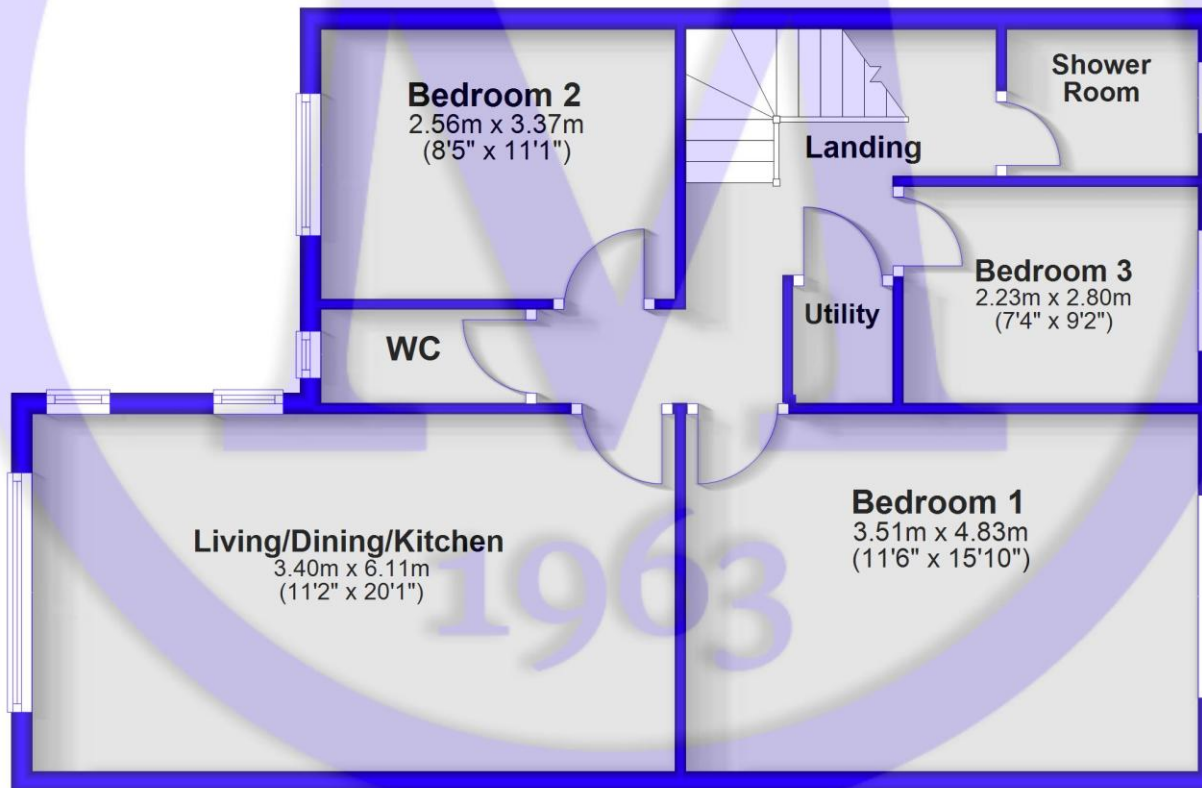
## Ground Floor

Approx. 7.8 sq. metres (83.6 sq. feet)



## First Floor

Approx. 69.1 sq. metres (743.4 sq. feet)

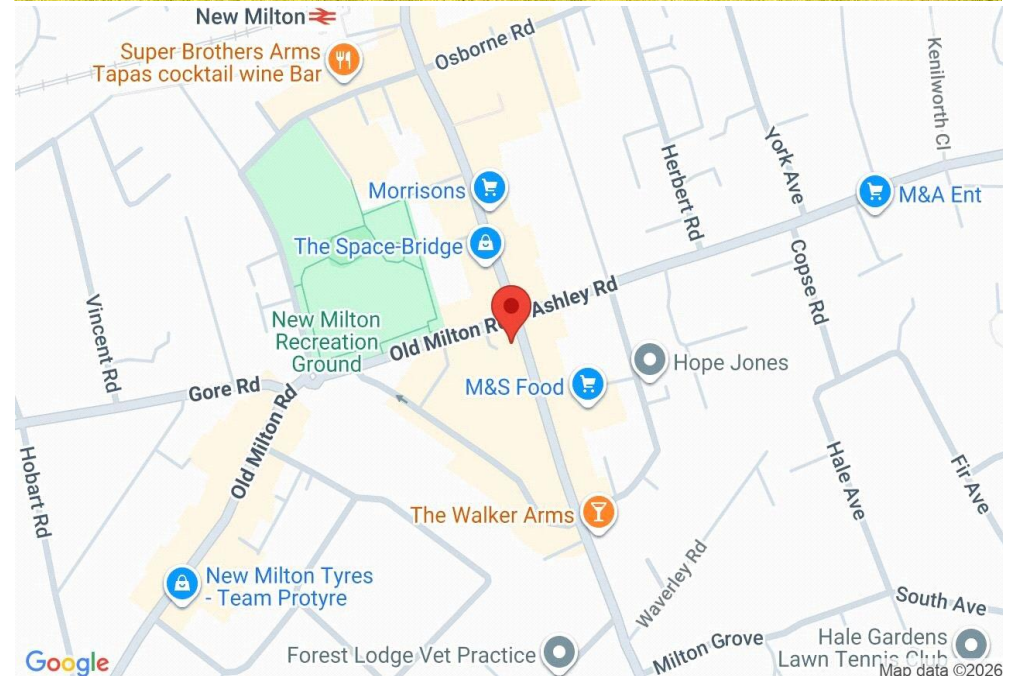


Total area: approx. 76.8 sq. metres (827.0 sq. feet)



## 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.





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