



*11A The Parade, Ashley Road, New Milton, BH25 5BS*

*£195,000*

**Mitchells**  
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*11A The Parade  
Ashley Road  
New Milton  
Hampshire  
BH25 5BS*

An immaculately presented three bedroom self contained maisonette situated in the centre of the village of Ashley, benefiting from a long lease, a private garden area, a garage, an additional parking space, and a modern kitchen and bathroom. An internal viewing is strongly recommended to fully appreciate the size of the property.

- Entrance Hall
- Landing
- Sitting Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Off Road Parking
- Garage
- Private Garden
- Leasehold: Lease Valid For 900 Years



## The Property

Entrance hall with timber effect flooring and a UPVC double glazed front door.

Landing with a trap to the private roof space, recessed ceiling spotlights, and an airing cupboard.

Spacious sitting room with recessed ceiling spotlights and an outlook to the rear.

Kitchen/breakfast room fitted with a range of modern wall and base units, a contrasting white worktop, an inset one and a half bowl sink unit with a mixer tap, a wall mounted Worcester gas fired boiler, a breakfast bar, tiled flooring, and part tiled walls. Integrated appliances include an electric oven, hob, and extractor. There is space for a tall fridge/freezer, a dishwasher, and a washing machine.

Three good sized bedrooms.

Fully tiled bathroom fitted with a modern white suite comprising a panel bath with a mixer tap and shower attachment, a glass shower screen, a wash basin, a WC, timber effect flooring, a ladder style heated towel rail, and an extractor fan.

The property benefits from recently fitted windows and carpets.





## *Gardens & Grounds*

The property benefits from its own small private garden area, laid mainly to artificial lawn and hardstanding.

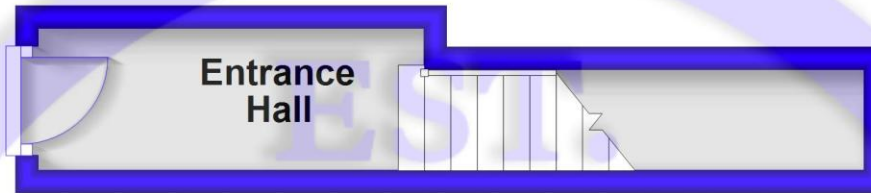
There is a single garage with an up and over door, power, and lighting, as well as an additional off road parking space.

## *Services*

- Mains gas, electricity, drainage and water
- Council Tax Band: TBC
- Energy Performance Rating: TBC

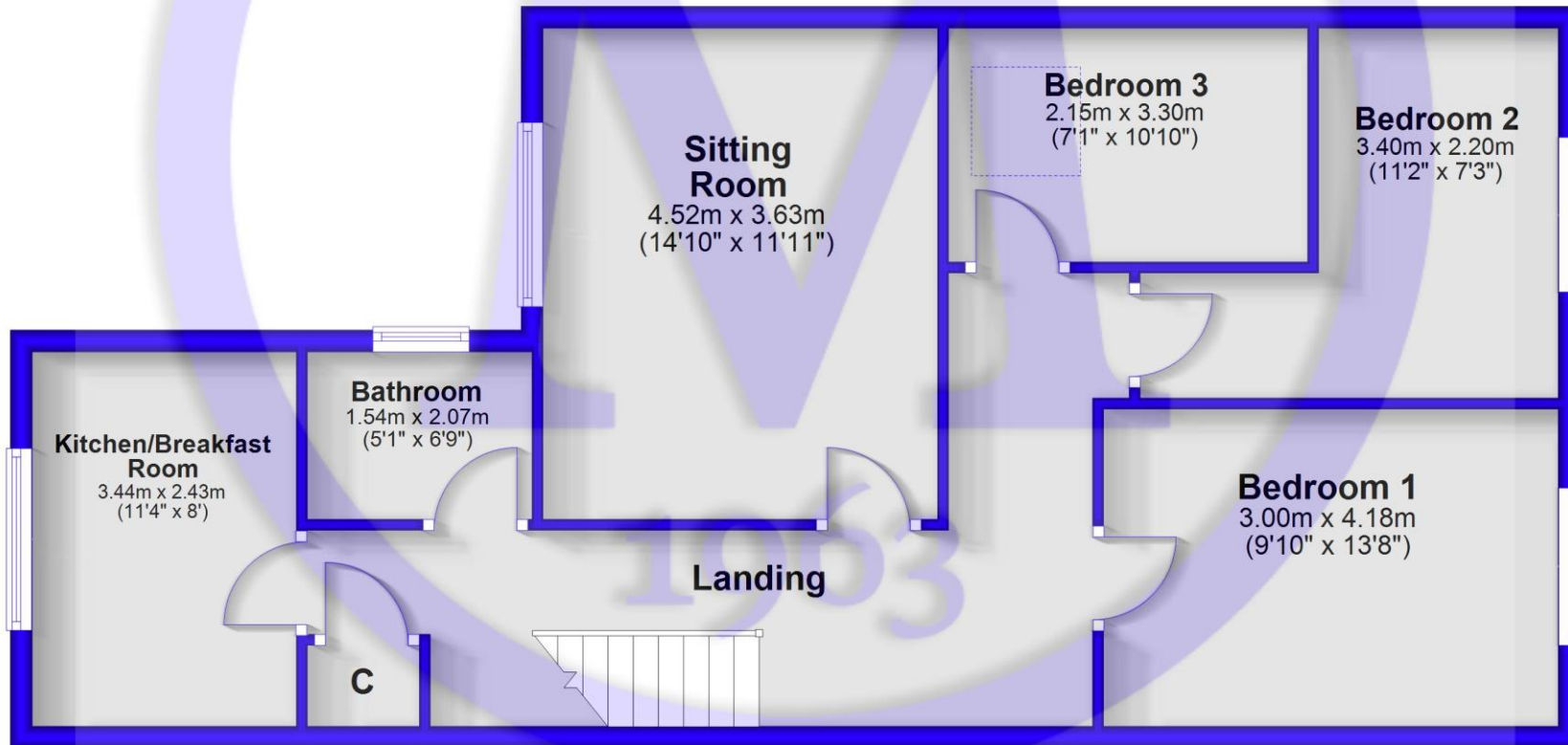
## Ground Floor

Approx. 7.7 sq. metres (82.5 sq. feet)



## First Floor

Approx. 76.4 sq. metres (822.7 sq. feet)

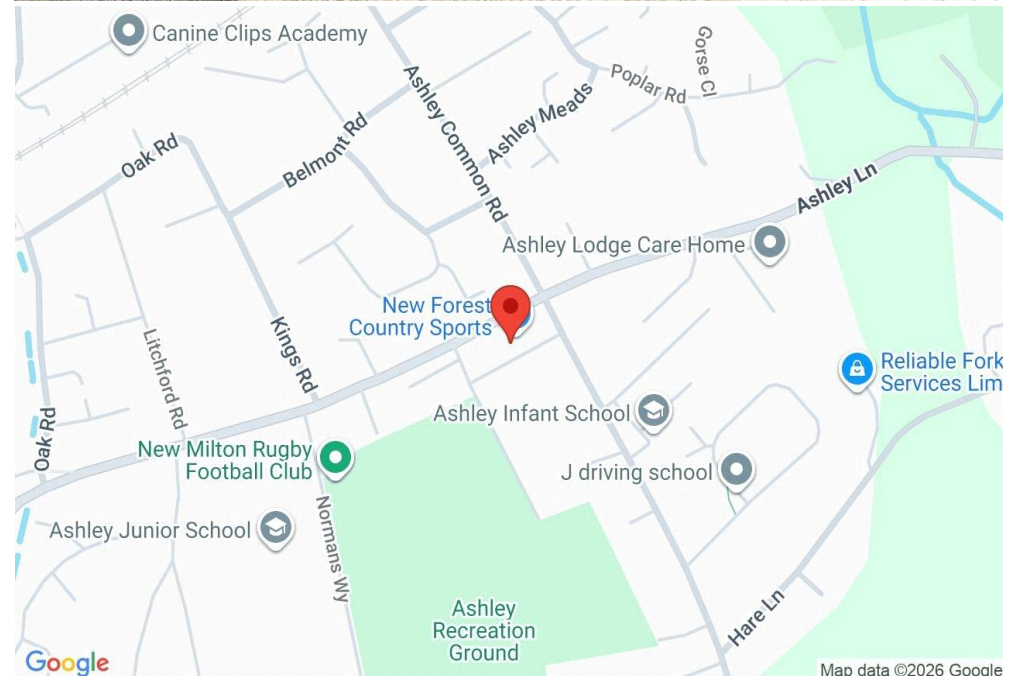


Total area: approx. 84.1 sq. metres (905.2 sq. feet)



## Situation

Ashley is a quaint village situated just east of the bustling market town of New Milton. The village is well-served by local amenities, including Ofsted-rated 'Good' Infant and Junior schools, a variety of sports clubs such as the excellent rugby club, and a small supermarket. Additionally, it's just a stone's throw from the stunning New Forest National Park, covering 92,000 acres of natural beauty. For those seeking more, the mainline railway station at New Milton provides easy access to London, while the cliff-top beaches and Barton on Sea are just a short distance away. Barton Golf Club, with its 27-hole links-style course, and a selection of fine eateries—including Pebble Beach on the cliff top—add to the area's charm. With a great blend of family-friendly amenities and peaceful surroundings, Ashley remains a sought-after location for both families and retirees alike.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

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