



42 Ferndale Road, New Milton, BH25 5EY

£225,000

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*42 Ferndale Road
New Milton
Hampshire
BH25 5EY*

This lovely ground floor, two double bedroom apartment is situated close to the local shop and within walking distance of New Milton town centre and Ballard Lake. The property offers bright, spacious accommodation, with features including an entrance porch, sitting/dining room, two double bedrooms, a fully fitted kitchen, and parking.

- Entrance Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Allocated Parking
- 106 Years Remaining On Lease
- Service Charge & Ground Rent: £1,000 PA



The Property

Entrance porch with a UPVC door to the front and a UPVC door to the rear leading out to the parking area.

Entrance hall with timber effect flooring and a central heating thermostat.

The sitting/dining room has a bright westerly aspect, a continuation of the timber effect flooring, a TV aerial point, and a double radiator.

A glazed door leads through to the kitchen, which has tiled flooring, a walk-in storage cupboard, cream wall and base units, a contrasting timber effect worktop, a stainless steel sink with a mixer tap and drainer, recessed ceiling spotlights, a double radiator, and space and plumbing for a washing machine. Integrated appliances include a four burner gas hob with an extractor fan over, an under counter oven, and a tall, stand up fridge/freezer.

Bathroom with tiled flooring, fully tiled walls, and a suite comprising a WC, a panelled bath with a mixer tap and hand held shower attachment, a glass shower screen, a wash hand basin with a mixer tap and storage beneath, and a wall mounted mirror with a built-in light.

Two double bedrooms, with the master bedroom having a built-in wardrobe, and bedroom two enjoying an outlook to the rear of the property.





Gardens & Grounds

To the rear of the property, there is allocated parking for one vehicle.

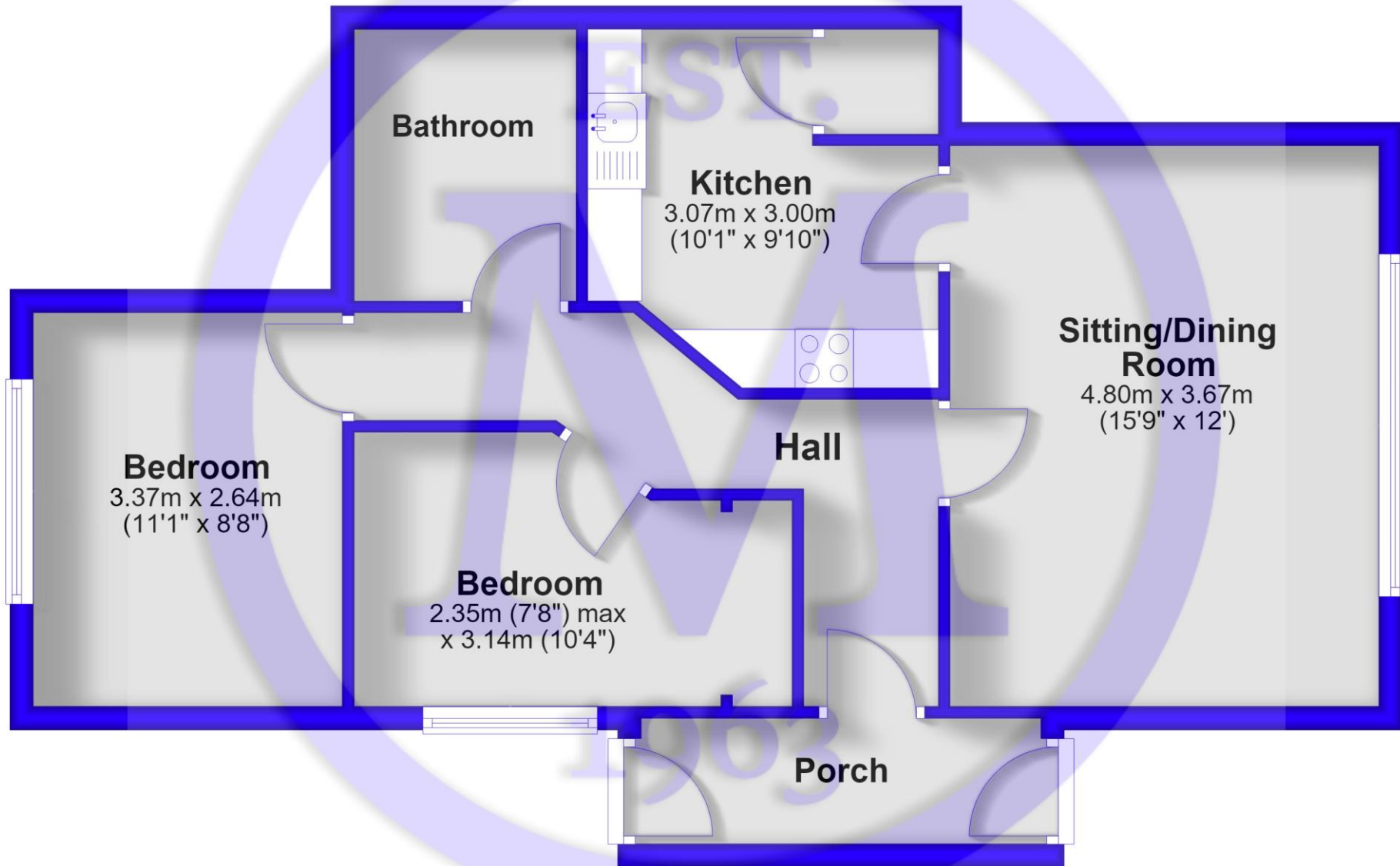
Services

- Mains gas, electricity, drainage and water
- Council Tax Band: A
- Energy Performance Rating: To be confirmed



Ground Floor

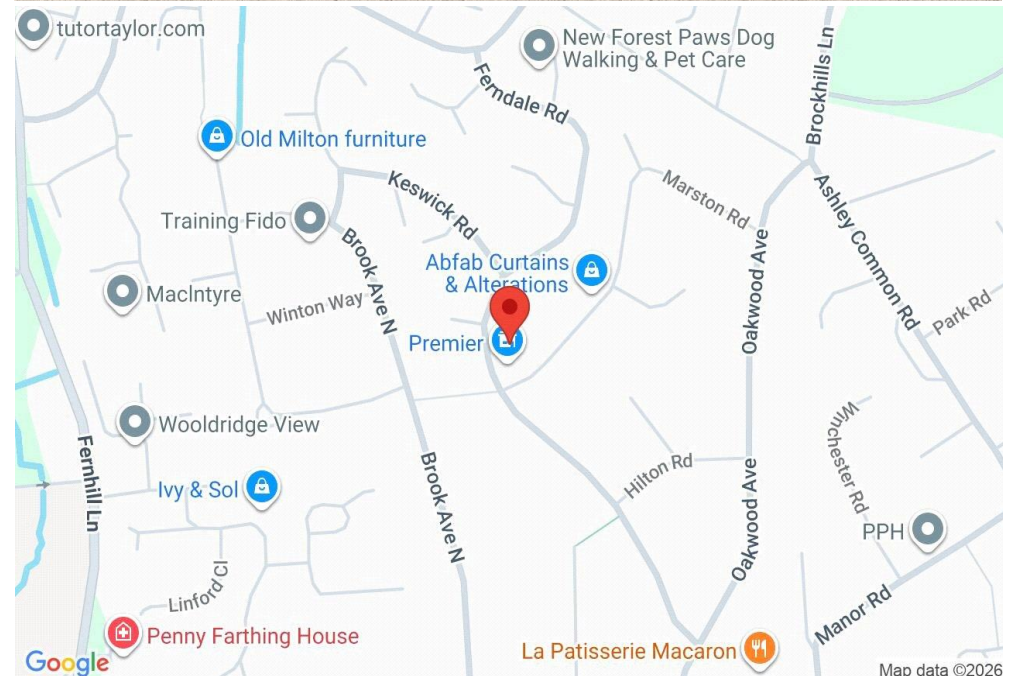
Approx. 60.3 sq. metres (649.5 sq. feet)



Total area: approx. 60.3 sq. metres (649.5 sq. feet)

Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline. With views across Christchurch Bay towards the Isle of Wight and miles of scenic coastal walks, it's a popular place to enjoy the outdoors. The town has a mainline railway station with direct services to London Waterloo in under two hours, making it a convenient choice for commuters. Alongside a good selection of state and independent schools, New Milton is home to a 27-hole links-style golf course and the renowned Chewton Glen Hotel. Combining coastal scenery with excellent amenities and transport links, it's an appealing place to live.





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