



Flat 10, Chessel House, Fernhill Lane, New Milton, BH25 5WR

£269,950

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Flat 10
Chessel House
Fernhill Lane
New Milton
Hampshire
BH25 5WR

Possibly the finest apartment in this sought after modern block, located conveniently within easy walking distance of New Milton town centre. The property is situated on the first floor and benefits from a security entry system, a passenger lift, a superb modern kitchen/breakfast room, a fantastic double aspect sitting/dining room, a good sized private balcony, two double bedrooms, an en-suite shower room to the master bedroom, excellent decorative order throughout, and allocated car parking.

- Entrance Hall
- Sitting/Dining Room
- Balcony
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom & En-Suite Shower Room
- Allocated Parking & Communal Gardens
- 80 Years Remaining On Lease
- Service Charge: £1,896 Per Annum
- Ground Rent: £295 Per Annum



The Property

Communal entrance hall with a security entry system, stairs, and a passenger lift to the first floor.

Entrance hall featuring recessed ceiling spotlights and a double storage cupboard.

Lovely double aspect sitting/dining room enjoying an attractive outlook over the gardens, with twin UPVC double glazed doors opening onto the good sized balcony with decking style flooring, all benefiting from a sunny aspect.

Fantastic kitchen/breakfast room fitted with a range of modern units with soft closing drawers and doors, a contrasting stone worktop, an inset one and a half bowl sink unit with a mixer tap, a wall mounted Baxi gas fired boiler concealed in a cupboard, a central island unit with an oak top, a breakfast bar with seating for four, recessed ceiling spotlights, and tiled flooring. Integrated appliances include a recently fitted fridge, a separate freezer, a Hotpoint double oven, a microwave oven, a five burner gas hob, an extractor fan, a washing machine, and a recently fitted Neff dishwasher.

Two double bedrooms, both with built-in wardrobes. The superb large main bedroom benefits from a fully tiled en-suite shower room fitted with a white suite.

Fully tiled bathroom fitted with a white suite comprising a panelled bath with a mixer tap and shower attachment, a glass shower screen, a wash basin, a WC, recessed ceiling spotlights, tiled flooring, and an extractor fan.





Gardens & Grounds

Chessel House stands in its own well maintained communal gardens and grounds, the upkeep of which is covered by the annual service charge.

The property benefits from an allocated car parking space.

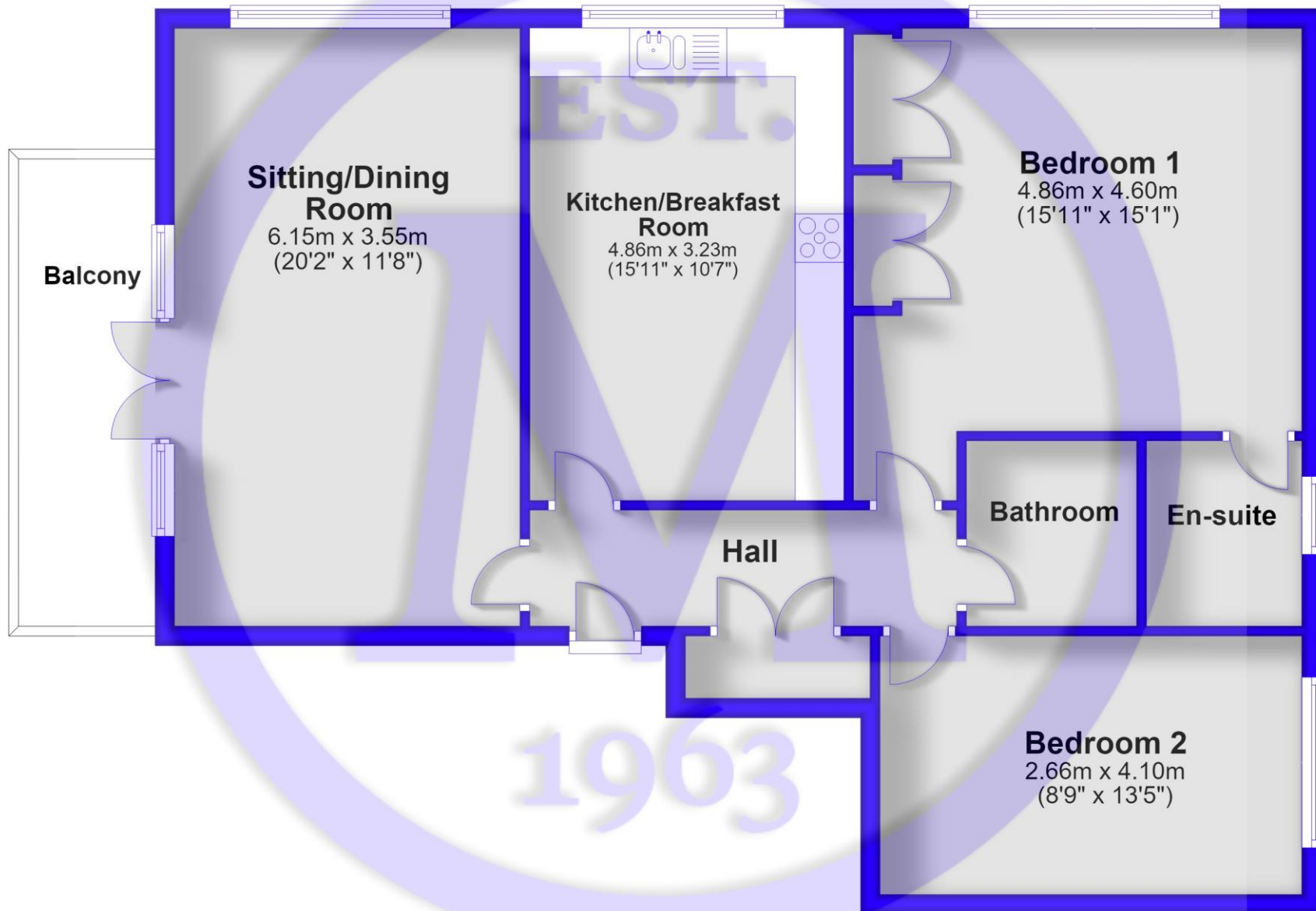


Services

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

First Floor

Approx. 84.6 sq. metres (910.6 sq. feet)
(excluding Balcony)

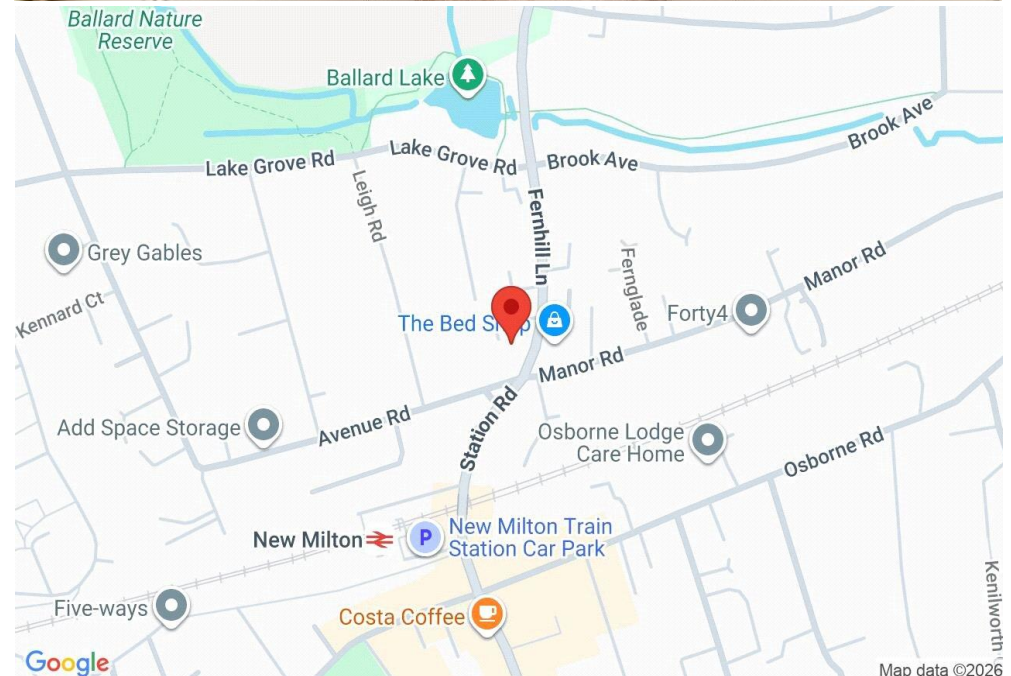


Total area: approx. 84.6 sq. metres (910.6 sq. feet)



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.



Ballard Lake



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