



34 Eastlands, New Milton, BH25 5PH

£239,950

Mitchells
1963 — TODAY



*34 Eastlands
New Milton
Hampshire
BH25 5PH*

This beautifully presented, two bedroom Colten built house is situated on a popular development designed specifically for under 35s and is just a short walk from the local schools and supermarkets. The property offers bright and modern accommodation, with features including a high specification kitchen, a through lounge/dining room, a utility area, and a generous garden. A viewing of this property comes highly recommended.

- Entrance Hall
- Utility Area
- Through Lounge/Dining Room
- Kitchen
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom
- Garden



The Property

Entrance hall with a UPVC front door and access through to the sitting room and utility area.

The utility area is fitted with a good range of timber effect base units, a contrasting worktop, an electrical consumer unit, and space and plumbing for a tall stand up fridge/freezer and tumble dryer.

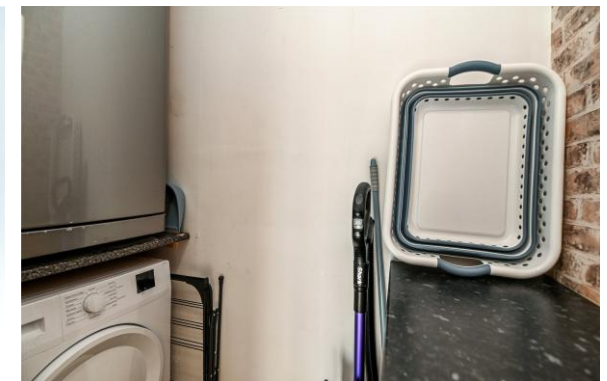
The through sitting/dining room has a bright double aspect, timber effect flooring, modern electric heating, a wall mounted TV aerial point, and double casement doors leading out to the rear garden.

The kitchen has been recently refitted with a modern range of shaker style wall and base units, a contrasting solid wood worktop, a stainless steel sink with a mixer tap over and drainer, and there is space and plumbing for a washing machine. Integrated appliances include a four burner induction hob with a glass splashback, an extractor fan, an undercounter oven, and a tall stand up fridge freezer.

First floor landing with a hatch to the loft space and an airing cupboard housing the hot water cylinder.

Family bathroom with tiled flooring, fully tiled walls, and a modern suite comprising a WC, a wash hand basin with a mixer tap over and storage beneath, a panelled bath with a mixer tap over and an independent electric Mira shower, a glass shower screen, a chrome heated towel rail, and a mirror fronted medicine cabinet.

Two double bedrooms, with the master being a particularly generous size, with large double wardrobes, an eaves storage cupboard, and an outlook to the front.





Gardens & Grounds

To the front of the property, there is an area of lawn with a pathway leading to the front door.

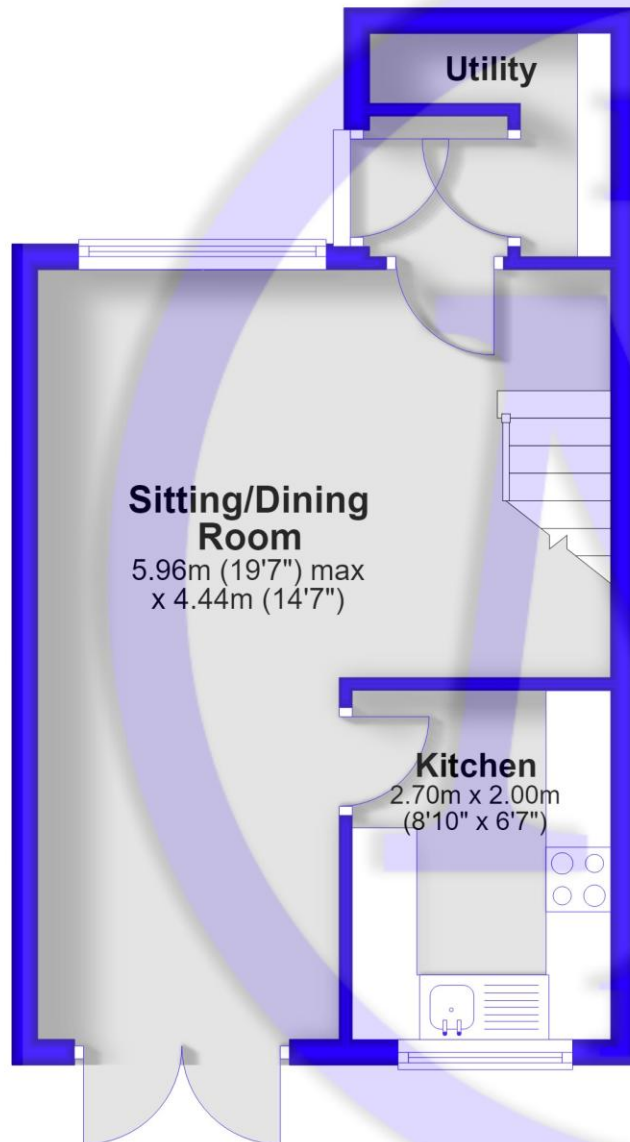
The rear garden has been beautifully landscaped with a large area of artificial grass, a generous patio, a large storage shed, high level fencing providing privacy and seclusion, and a rear gate for access.

Services

- Mains electricity, drainage and water
- Council Tax Band: B
- Energy Performance Rating: D

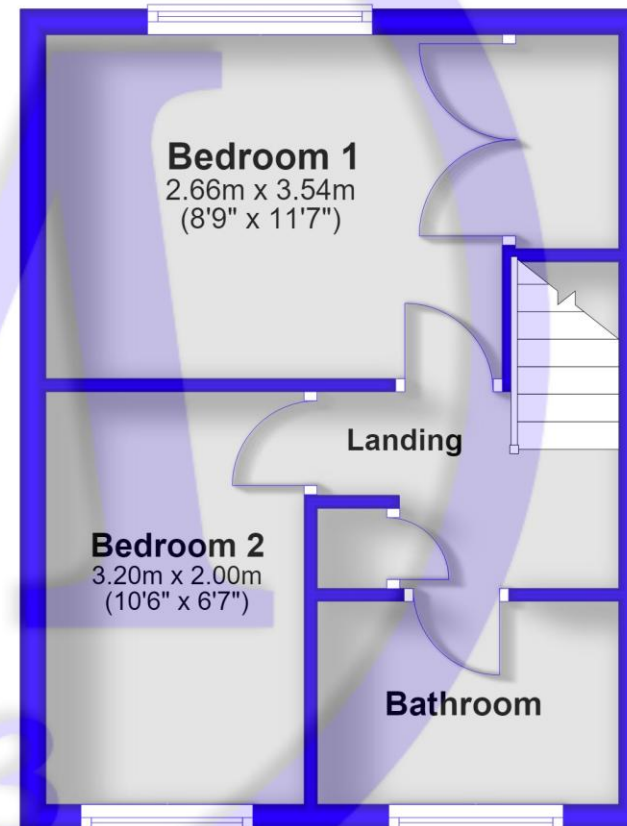
Ground Floor

Approx. 29.8 sq. metres (321.3 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.6 sq. feet)

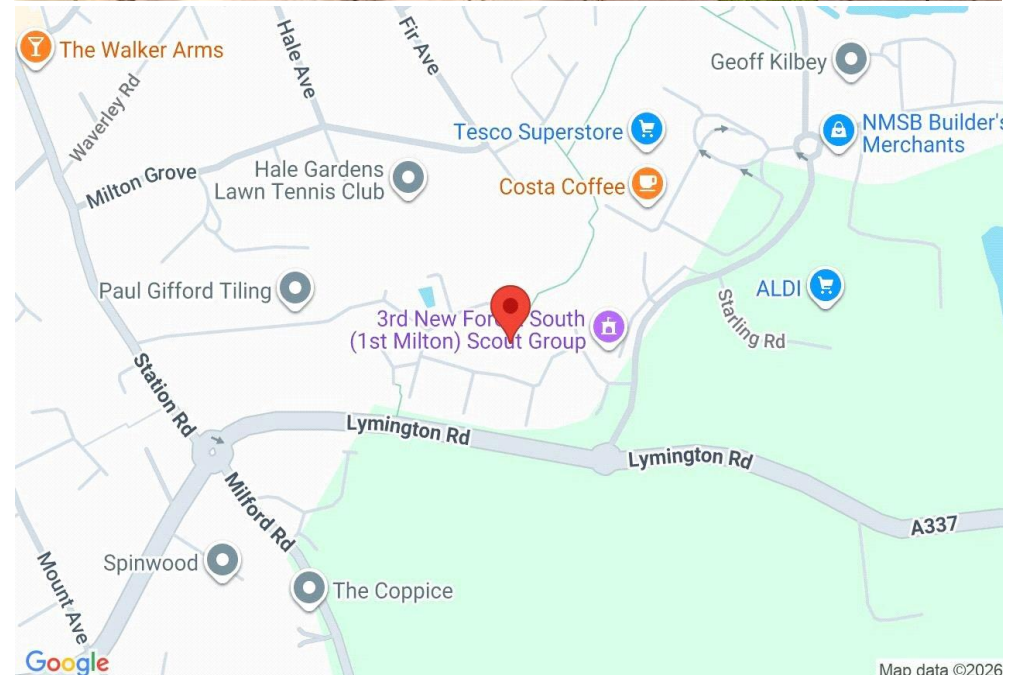


Total area: approx. 56.3 sq. metres (605.8 sq. feet)

34 Eastlands, New Milton

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.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

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

Mitchells
1963 — TODAY

