



*7B, Whitefield Road, New Milton, BH25 6DE*

*£145,000*

**Mitchells**  
1963 — TODAY



*7B Whitefield Road  
New Milton  
Hampshire  
BH25 6DE*

A characterful converted one double bedroom apartment offering spacious room sizes, with the potential to convert into a two bedroom unit if required. Other features of the property include a long lease, reasonable maintenance charges, a modern kitchen and bathroom, and the property would make an ideal buy to let or first time buy.

- Entrance Hall
- Landing
- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- 189 Year Lease From August 1988
- Maintenance, Ground Rent & Insurance: £1,629.50 PA



## The Property

Entrance hall with stairs leading to the first-floor landing.

Landing with access hatch to the roof space.

Large sitting/dining room with a UPVC double glazed window overlooking Whitefield Road, featuring an attractive fire surround with stone backing. This room could be subdivided to create a second bedroom, if required.

Modern kitchen fitted with a range of grey wall and base units, dark worktops, and an inset one and a half bowl sink unit with mixer tap. There is space for a cooker, tall fridge/freezer, washing machine, and tumble dryer, along with a mounted Gloworm gas fired boiler, tile effect flooring, and part tiled walls.

Double bedroom with outlook to the side.

Fully tiled modern bathroom fitted with a white suite comprising a tiled panel bath with a mixer tap and independent shower over with a glass shower screen, a wash basin with storage beneath, a WC, tile effect flooring, recessed ceiling spotlights, a chrome ladder style heated towel rail, and a UPVC double glazed window.

The property benefits from UPVC double glazing and gas fired central heating. An internal viewing is strongly recommended.



## Gardens & Grounds



## Services

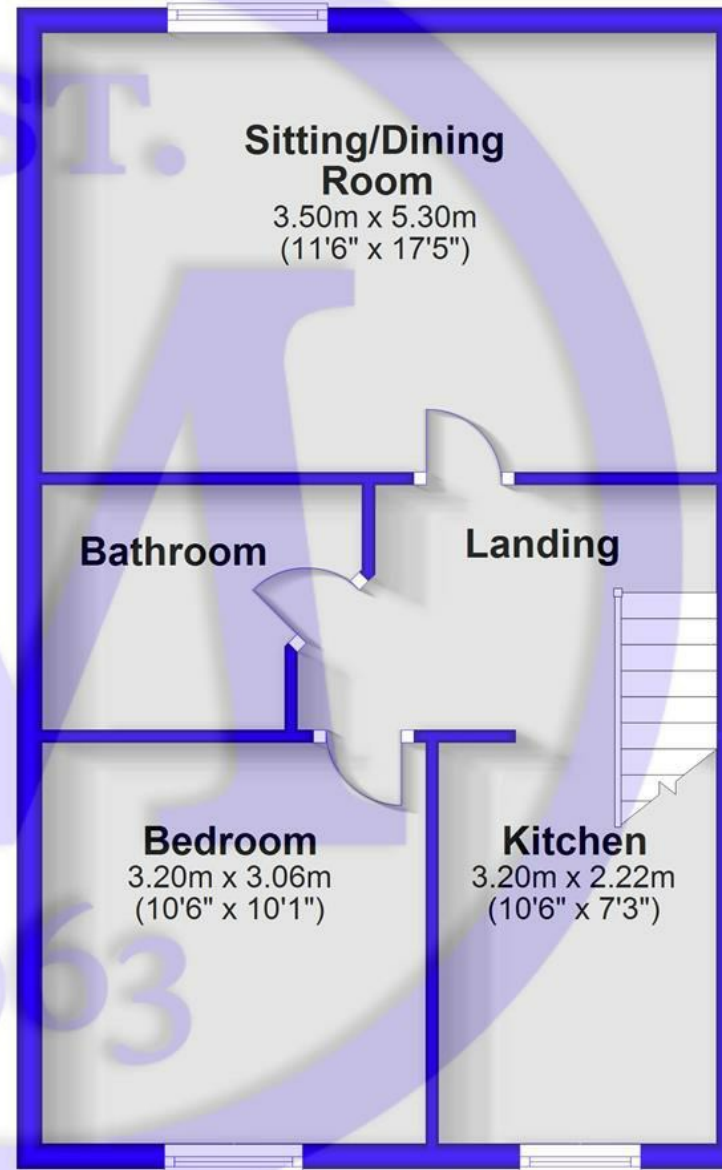
Mains gas, electricity, water and drainage

Council Tax Band: A

Energy Performance Certificate (EPC) Rating: C

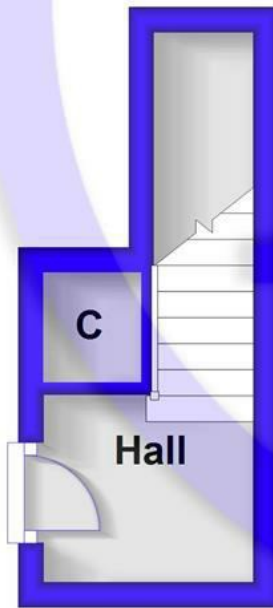
## Second Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



## First Floor

Approx. 5.7 sq. metres (60.9 sq. feet)



Total area: approx. 53.0 sq. metres (570.4 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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