



*8 Wellington Court, Fernhill Lane, New Milton, BH25 5ST*

*£249,950*

**Mitchells**  
1963 — TODAY



*8 Wellington Court  
Fernhill Lane  
New Milton  
Hampshire  
BH25 5ST*

A truly immaculate example of one of the popular two bedroom houses situated in a sought after development designed specifically for the over 60s, set in an attractive courtyard style setting. The property has been comprehensively modernised over the last couple of years to an excellent standard, with features now including a superb modern kitchen, a luxury shower room, a ground floor cloakroom, two good sized bedrooms, an attractive oak staircase, and individually controlled German radiators. It is also within easy walking distance of New Milton town centre, the mainline railway station, and the attractive Ballard Lake. An internal viewing is strongly recommended to fully appreciate the quality of this property.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Cloakroom
- Landing
- Two Double Bedrooms
- Shower Room
- Courtyard Style Garden
- Communal Parking



# The Property

Entrance porch with a UPVC double glazed front door.

Entrance hall with a large storage cupboard and an attractive oak staircase leading to the first floor.

Lovely sitting/dining room with a large downstairs storage cupboard, a feature stone effect fire surround with an inset flame effect Metro electric fire, and UPVC double glazed casement doors opening onto the private patio.

Superb recently refitted kitchen, offering an excellent range of high quality wall and base units with soft closing drawers and doors, a contrasting timber effect worktop, and an inset one and a half bowl sink with a mixer tap. Integrated appliances include a double electric oven, a touch control induction hob with an extractor above, and a Bosch fridge/freezer. There is space and plumbing for a washing machine, along with attractive wall tiling, timber effect flooring, and a front outlook.

The ground floor cloakroom has been recently refitted with a luxury white suite comprising a WC and a hand basin with a mixer tap and storage beneath.

First floor landing with a trap to the floored roof space, a pull down ladder and an electric light.

Two double bedrooms, both with recently fitted high quality built-in wardrobes.

Spacious shower room fitted with a modern white suite comprising a large shower cubicle with a thermostatically controlled shower, a glass shower screen, a wash basin with storage beneath, a WC, attractive wall tiling, a triple aspect, and an airing cupboard.

In the past two years, the property has benefitted from replacement UPVC double glazed windows, a brand new German heating system, redecoration and new carpeting throughout, built-in wardrobes, a luxury kitchen, a modern shower room and cloakroom, and a new consumer unit.



The Nearby Ballard Lake



## Gardens & Grounds

Wellington Court stands within its own attractive courtyard style gardens and grounds, the upkeep of which is covered by the service charge.

To the front, there is a small garden area with mature hedging and wrought iron railings separating it from the pavement.

At the rear of the property is a private courtyard style paved garden, with flower and shrub borders, an outside power point, and level access.

A block-paved central parking area provides parking for the residents.



New Milton Town Centre



Communal Lounge



Communal Laundry Room



## Services

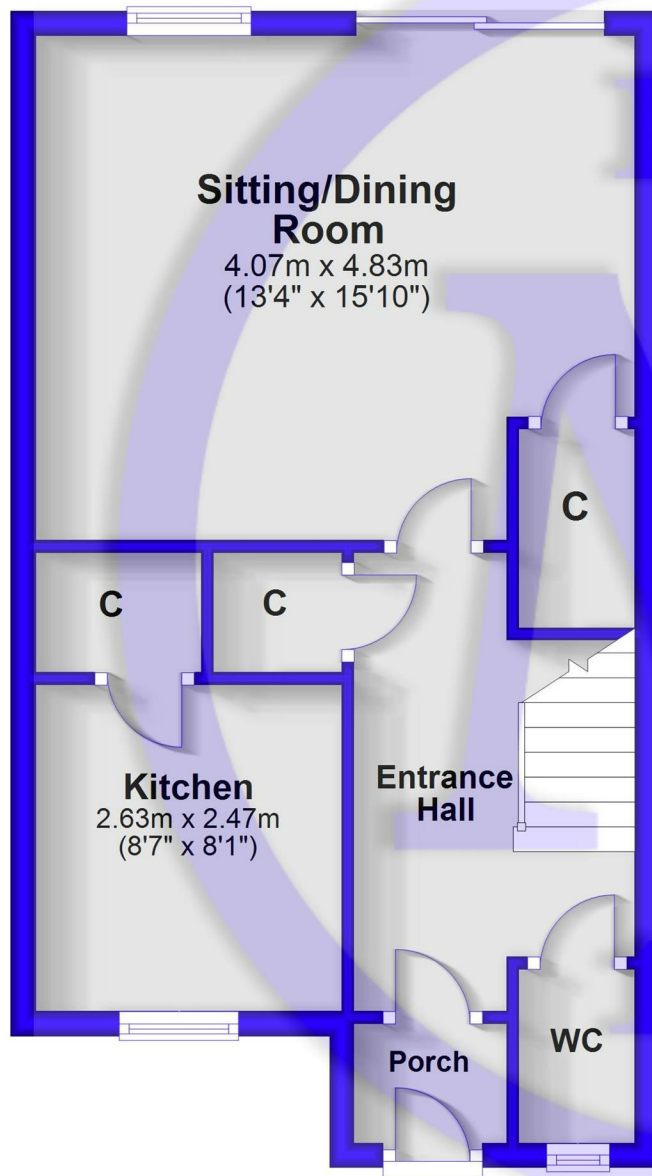
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating:

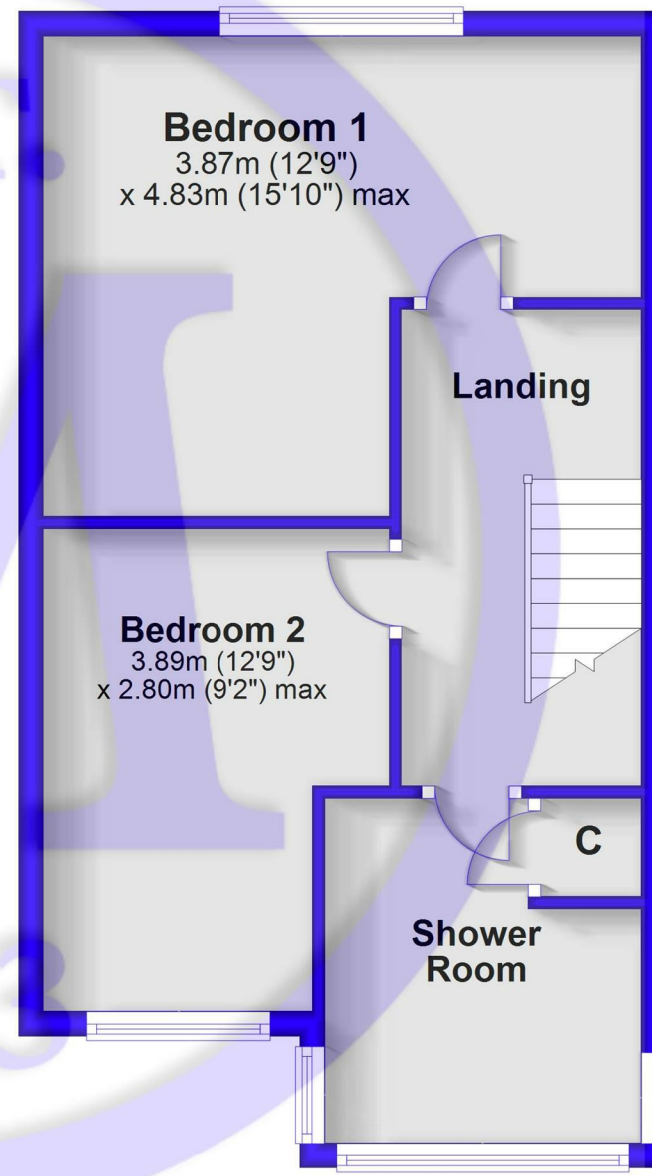
## Ground Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



## First Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



Total area: approx. 81.0 sq. metres (872.1 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.



[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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