



53, Rothbury Park, New Milton, BH25 6TR

£209,950

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*53 Rothbury Park
New Milton
Hampshire
BH25 6TR*

A well positioned two bedroom ground floor apartment, offered with vacant possession, and situated in a peaceful and popular location within walking distance of New Milton town centre. Other features of the property include a lovely triple aspect sitting/dining room with sliding doors onto a private patio, a garage in a block to the rear, two double bedrooms, and well maintained communal areas.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Garage
- Communal Gardens
- Communal Parking
- Share Of Freehold
- Service Charge: £1,800 Per Annum



The Property

Entrance hall with a double cloaks cupboard and an airing cupboard.

Lovely triple aspect sitting/dining room with a feature box bay window, pleasant outlooks over the communal gardens, and a UPVC double glazed sliding door opening onto the private patio.

Kitchen fitted with a range of cream wall and base units with a contrasting worktop, an inset sink unit with a mixer tap, space for a tall fridge/freezer and washing machine, an integrated electric oven, gas hob and extractor, tile effect flooring, part tiled walls, and an outlook over the communal gardens.

Two bedrooms, both with built-in wardrobes.

Fully tiled shower room fitted with a white suite comprising a corner shower cubicle with a Triton shower, a wash basin with storage beneath, a WC, and tile effect flooring.

Gas fired central heating and UPVC double glazing.



Gardens & Grounds

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

There is a garage in a block to the rear, featuring a pitched roof and an up and over door, along with additional visitor parking areas.



Services

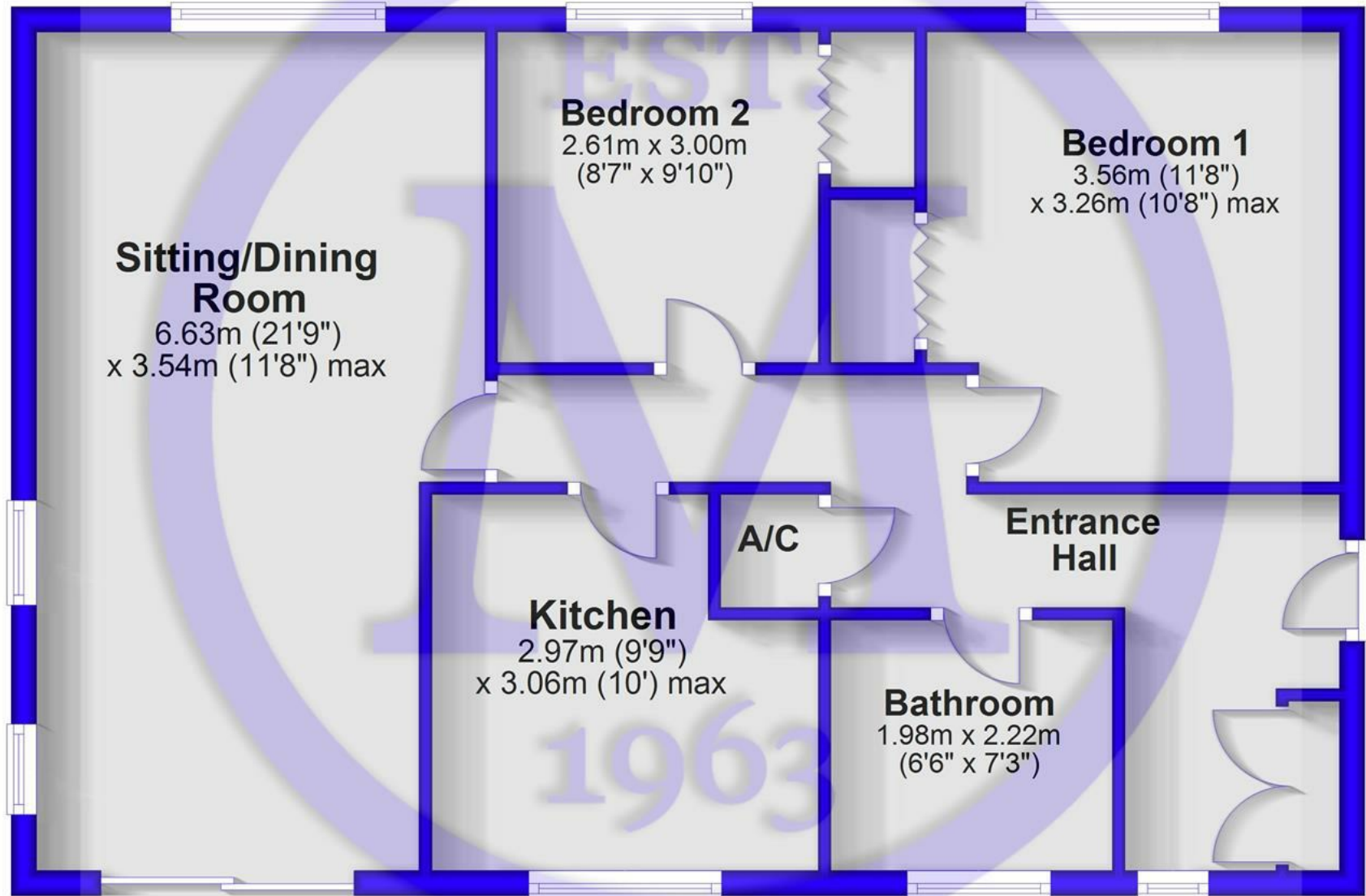
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating:

First Floor

Approx. 68.4 sq. metres (736.5 sq. feet)



Total area: approx. 68.4 sq. metres (736.5 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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