

**9 Chessel House, Fernhill Lane,
New Milton, Hampshire, BH25 5WR**



MODERN GROUND FLOOR FLAT, CLOSE TO TOWN!
We are pleased to offer this modern two bedroom ground floor apartment, situated close to the heart of New Milton. Benefits include a well appointed kitchen and an en suite shower room to compliment the main bathroom. Private patio off living room.

Price....£300,000

- **Ground Floor Flat**
- **Two bedrooms**
- **Living Room**
- **Kitchen**
- **Bathroom**
- **Private Patio**
- **Allocated Parking**
- **Convenient Location**



Main door of building has entry phone system and front door of this flat then opens to:

ENTRANCE HALL: Control panel for alarm system, radiator, cupboard.

LIVING ROOM: 20'0" max narrowing to 16'8" x 13'0" (6.10m max narrowing to 5.08m x 3.96m) Windows and doors leading out to the private patio, radiators, main door entry phone receiver. Door to:

KITCHEN: 10'0" approx narrowing 7'10" x 9'8" (3.05m approx narrowing 2.39m x 2.95m) Window, radiator, sink unit, gas boiler, range of base cupboard and drawer units with work surfaces over and further wall mounted cupboards with down lighting. Integrated appliances comprising dishwasher, washing machine/tumble dryer, double oven, hob, hood, microwave and fridge/freezer.

BEDROOM ONE: 13'0" approx x 9'7" (3.96m approx x 2.92m) Window, radiator, fitted wardrobe. Door to:

EN SUITE: WC, wash hand basin, shower, heated towel rail.

BEDROOM TWO: 16'0" x 9'0" (4.88m x 2.74m) Maximum measurements. Window, radiator.

BATHROOM: WC, wash hand basin, bath, radiator.

OUTSIDE: There is the aforementioned PRIVATE PATIO adjoining the living room. There are communal grounds with mainly lawn and shrubs and there is a **ALLOCATED PARKING SPACE** at the rear of the building.

COUNCIL TAX BAND: C

DIRECTIONS: From our office bear right into Old Milton Road and turn left at the traffic lights into Station Road. Continue over the railway bridge and on into Fernhill Lane where Chessel House can be found on the left hand side, shortly after the right hand turning into Manor Road.

IMPORTANT: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.