



**10 Chessel House,**

*Fernhill Lane, New Milton, BH25 5WR*

**SPENCERS**  
COASTAL







*This spacious two-bedroom first-floor apartment is nestled on the outskirts of New Milton's town center. It is perfectly positioned within a quiet, select development, conveniently situated on the fringes of New Milton Town center, with the mainline railway nearby. The property also boasts a generously proportioned south-facing balcony overlooking the well-maintained communal gardens, an allocated parking bay, and the added convenience of lift access.*

## The Property

As you step inside, you are welcomed into an inviting entrance hall that provides access to all accommodation and storage cupboards

Bright and airy double aspect living room with feature French doors opening onto the large south facing balcony enjoying a pleasant aspect over the communal gardens

Adjacent, a spacious kitchen/breakfast room fitted with a good range of wooden wall, floor and drawer units with large tiled flooring continuing throughout

Fitted appliances include double oven, microwave, four-ring gas hob with matching extractor fan over, fridge freezer, separate fridge and a washer dryer.

The accommodation further comprises two double bedrooms, with the primary bedroom being notably spacious and featuring fitted wardrobes. This bedroom further benefits a three-piece en-suite, including a large shower cubicle and is complete with fully tiled walls.

The second bedroom is generously sized and shares access with the family bathroom.



 2  1  2



## FLOOR PLAN

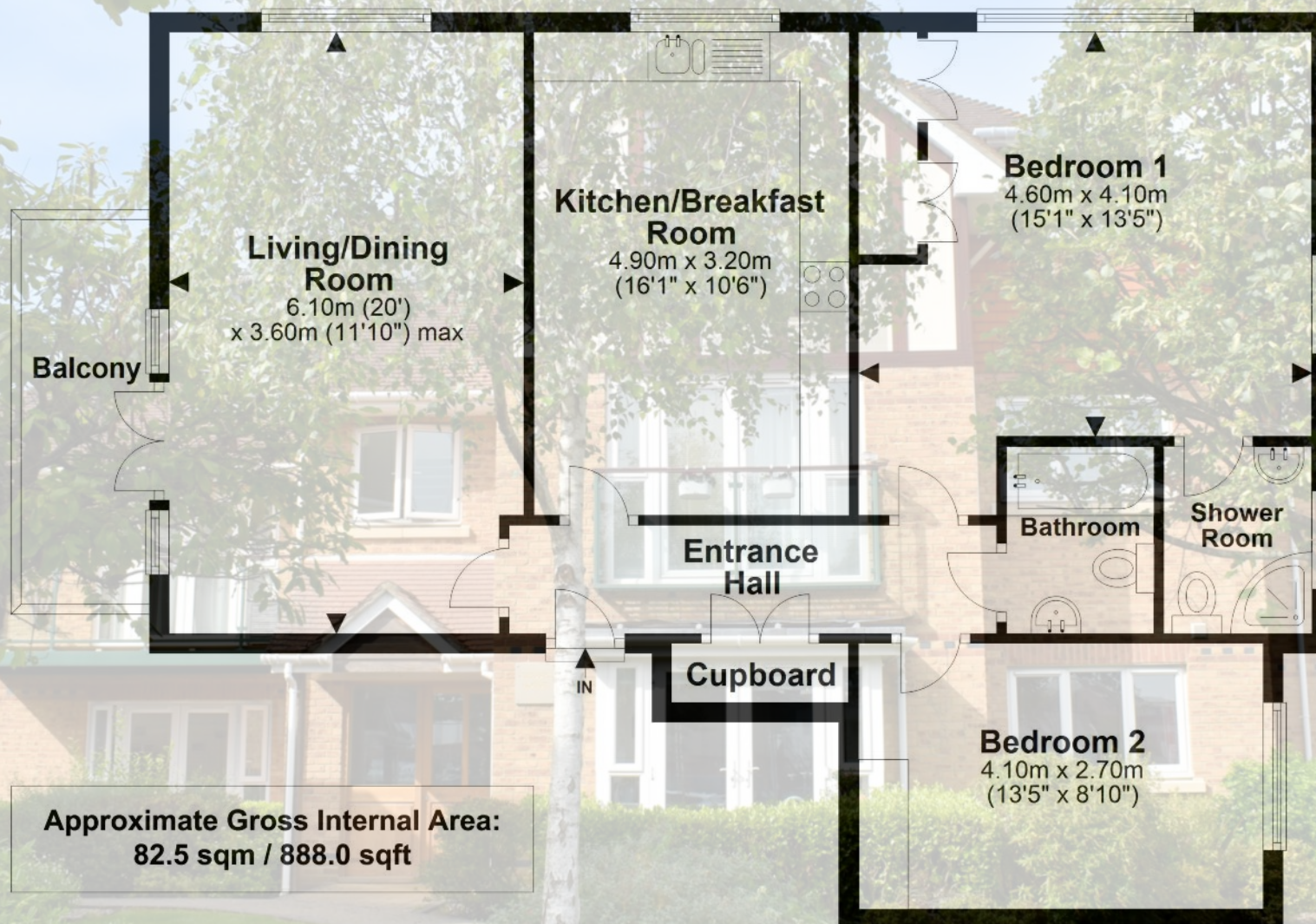


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.





*Vacant possession, no forward chain*

## Grounds & Gardens

Featuring well-maintained communal grounds and a designated parking space, this apartment also offers an extensive five-meter balcony with a pleasing southerly orientation.

## Services

Energy Performance Rating: C Current: 80 Potential: 82

Council Tax Band: C

All mains services connected

Leasehold - 82 year lease remaining.

Ground Rent £295.00 pa - Maintenance £1,746.00 pa

## Points Of Interest

New Milton Town Centre	0.2 Miles
New Milton Railway Station	0.2 Miles (3 min walk)
The Arnewood Practice Surgery	0.1 Miles (2 min walk)
The Arnewood School	0.7 Miles
Tesco Superstore	1.1 Miles
Barton Sea Clifftop	1.7 Miles
New Forest National Park	2.0 Miles
Bournemouth Airport	10.8 Miles
London	110 Miles (1 hour 45 mins by train)

## Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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