



Flat 9 Pegasus Court

Spencer Road, New Milton, BH25 6EJ

SPENCERS
COASTAL





A contemporary two-bedroom top-floor apartment spanning 800sqft, perfectly situated in the heart of New Milton, within walking distance of local amenities and the train station

The Property

Upon entering Pegasus Court, the communal foyer provides access to the apartment via stairs or lift. The front door opens into a spacious entrance hall, which leads to all main rooms and includes a convenient cloakroom storage area.

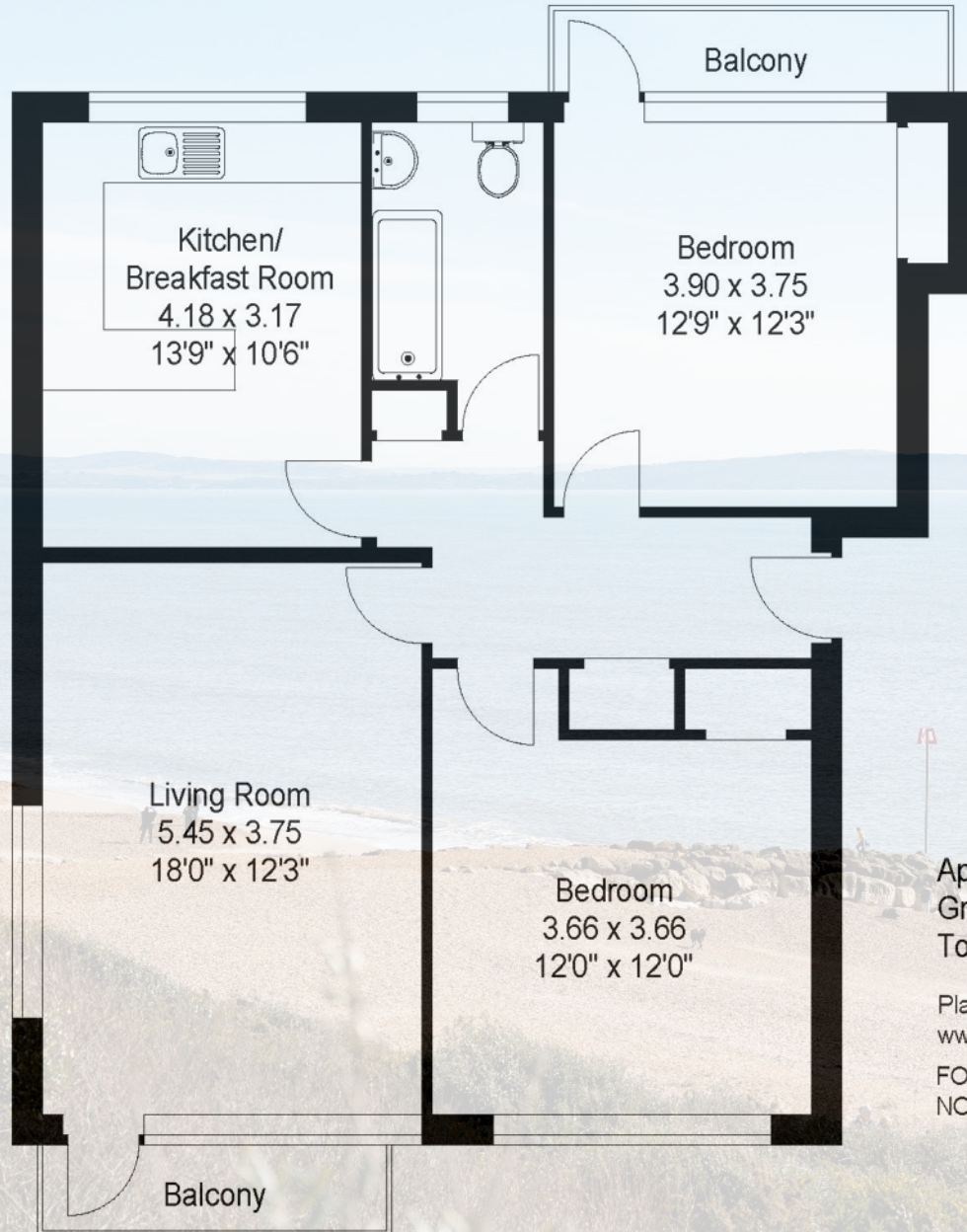
Overlooking the front aspect, a generous dual-aspect living room features a sliding door leading to the balcony and includes an electric fireplace with a wooden surround, creating an attractive focal point.

To the rear, a modern kitchen, recently refitted, features a good range of wall, floor, and drawer units with quality work surfaces. The peninsula unit creates a useful breakfast bar and includes a fitted single oven, microwave, and a four-ring halogen hob with an extractor fan above.

**Offers In Excess Of
£280,000**



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 78 sq.m. or 840sq.ft.

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NOT TO SCALE



Offered in turn-key condition, the property features modern fixtures and fittings throughout, as well as two balconies. Additional benefits include a lift and a garage in a separate block.

The Property Continued . . .

The apartment boasts two generous double bedrooms, each equipped with built-in storage and offering ample space for furniture.

The bedrooms are served by a charming three-piece family bathroom, which includes a bath with a shower screen and attachment, a WC, a hand wash basin, and a heated towel rail. The bathroom is elegantly finished with stylish partial tiling.



Property Video

Point your camera at the QR code below to view our professionally produced video.





Outside

The property is approached via a tarmac driveway that leads to the garage block and communal parking area.

The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south.

This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark.

Eating out experiences range from gastropubs to fine dining via The Kitchen, a relaxed restaurant and cookery school at Chewton Glen Country House Hotel overseen by TV Chef James Martin.

New Milton developed after the arrival of the railway in the late 19th century (train services into London take around two hours), therefore property choice comprises some character property, modern family homes on tree-lined avenues, and country houses bordering the New Forest.





Services

Energy Performance Rating: D Current: 66 Potential: 83
Council Tax Band: D

Tenure: Leasehold - 144 years remaining
Service Charge: £1,815 per annum

All mains services connected
Superfast broadband available with speeds up to 80 Mbps (Ofcom)

Points Of Interest

Ashley Centre	0.8 Miles
New Milton Town Centre	0.1 Miles
New Milton Train Station	0.2 Miles
The Arnewood Practice	0.3 Miles
Tesco Superstore	0.7 Miles
Barton on Sea Clifftop	1.9 Miles
New Forest National Park	2.2 Miles
Bournemouth Airport	10.4 Miles
Bournemouth Centre	11.1 Miles
London - 1 hour 45 mins by train	110 Miles

Important Information

Spencers Property 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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