



15 Ashlet Gardens

*Ashley, New Milton, BH25 5YD*

S P E N C E R S



*A well-presented two-bedroom mid-terrace house offering low-maintenance living, with a self-facing rear garden and conveniently located within walking distance of local amenities*



## The Property

Upon entering the property through the front door, you are welcomed into a spacious L-shaped lounge/dining room with a staircase rising to the first floor. The living area features a fireplace and a window overlooking the front of the property, allowing plenty of natural light to flow through. The dining area benefits from an additional window and a door providing direct access to the rear garden.

To the right-hand side, a door leads through to the kitchen, which comprises a range of wall-mounted and floor-standing units with wrap-around worktops, a gas hob with extractor above, and a stainless-steel sink with drainer positioned beneath a PVC window overlooking the rear garden. There is also space for kitchen appliances.

From the entrance hallway, stairs lead to the first-floor landing, providing access to two bedrooms and the bathroom.

Bedroom one is a generously sized double room with space for full bedroom furniture and a window overlooking the front of the property.

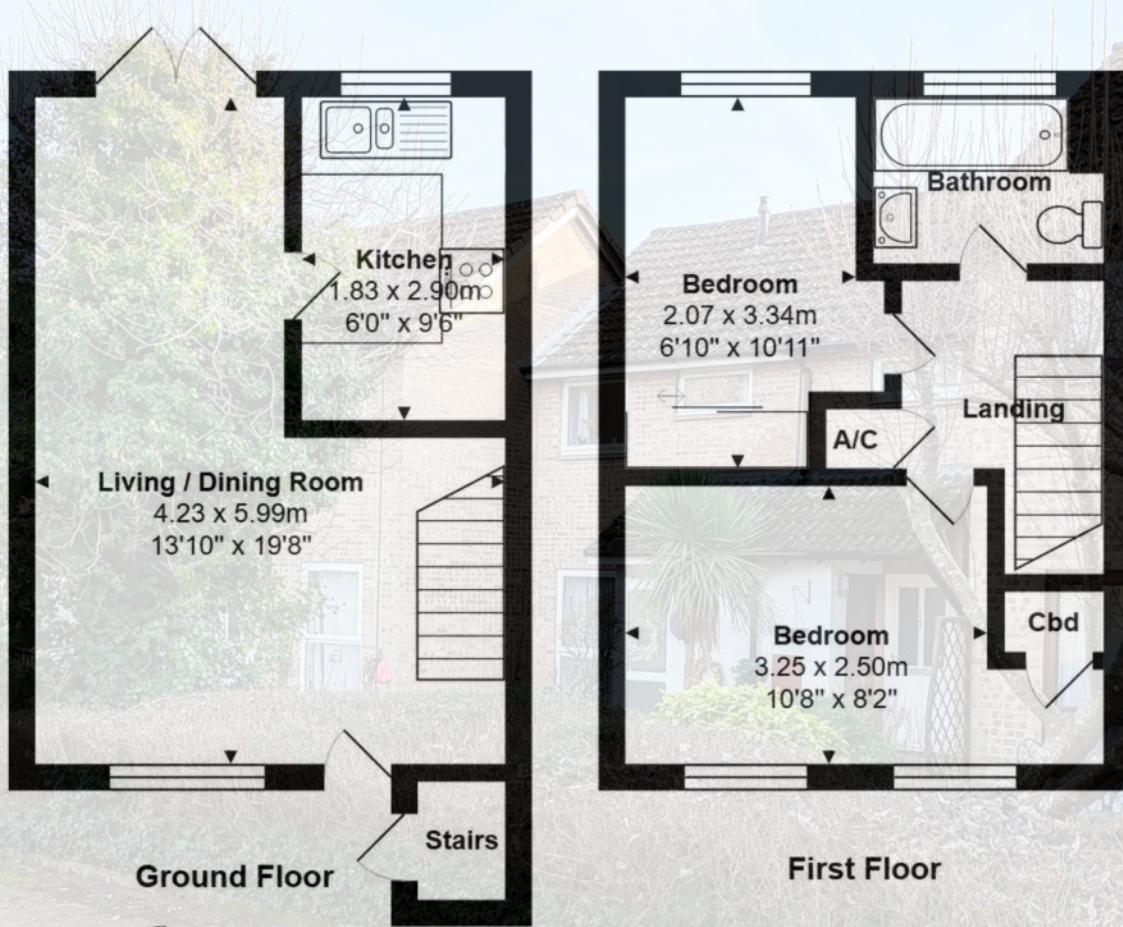
Bedroom two is another well-proportioned bedroom, also offering space for bedroom furniture, with a window to the rear.

Completing the accommodation is the bathroom, which comprises a wash hand basin, WC, and a shower over the bath.

**£235,000**

2 1 1

## FLOOR PLAN



Total Area: 52.1 m<sup>2</sup> ... 560 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Outside

Externally, the property benefits from a low-maintenance, south-facing rear patio garden, featuring a useful shed and gated access, providing a secure and private outdoor space ideal for relaxing or entertaining.

## Additional Information

Energy Performance Rating: C Current: 73 Potential: 92

Council Tax Band: B

Tenure: Freehold

All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)

Mobile Phone Coverage: No known issues, please contact your provider for further clarity



## 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.



## The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south with less than a 10 minute drive to the beach.

New Milton also benefits from a great railway station with direct lines to London. There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton Infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study program. 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.

## Points of Interest

Barton on Sea Cliff Top	2.5 Miles
The Cliff House Restaurant	2.8 Miles
Pebble Beach Restaurant	2.8 Miles
Tesco Superstore	1.2 Miles
Marks & Spencer Food Store	1.2 Miles
New Milton Centre & Train Station	1.2 Miles
New Forest National Park	2.2 Miles
Bournemouth Airport	11.2 Miles
Bournemouth Centre	13.4 Miles
London (2 hours by train to Waterloo)	102 Miles



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

A: 368-370 Lymington Road, Highcliffe, Christchurch, BH23 5EZ

T: 01425 404 088 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)