

Flat 4 Duplock House

Fernhill Lane, New Milton, BH25 5JJ

SPENCERS





A well-presented two-bedroom first-floor apartment, conveniently located just a short walk from New Milton train station and the High Street.

The Property

Upon entering the building via the communal security entrance, a straight flight of stairs leads to the first floor where the apartment is situated. The front door opens into a welcoming entrance hallway with space for coats and shoes, along with a useful storage cupboard. A further door leads into the inner hallway, providing access to all principal rooms.

The living room is a well-proportioned space, featuring a front-facing window that allows plenty of natural light. From here, a door leads through to the kitchen, which is fitted with a range of wall-mounted and base units with wraparound worktops and a breakfast bar area. Integrated appliances include an oven and hob with extractor, and the sink is positioned beneath a window overlooking the front of the property.

From the inner hallway, there is access to the main bedroom, a generous double room with a rear-facing window overlooking the parking area. This bedroom benefits from an en-suite shower room comprising a shower cubicle, WC, and wash hand basin.

Bedroom two is also a good-sized double, again with a window overlooking the rear. The family bathroom includes a bath, WC, wash hand basin, and extractor fan. An additional storage cupboard is located in the hallway.

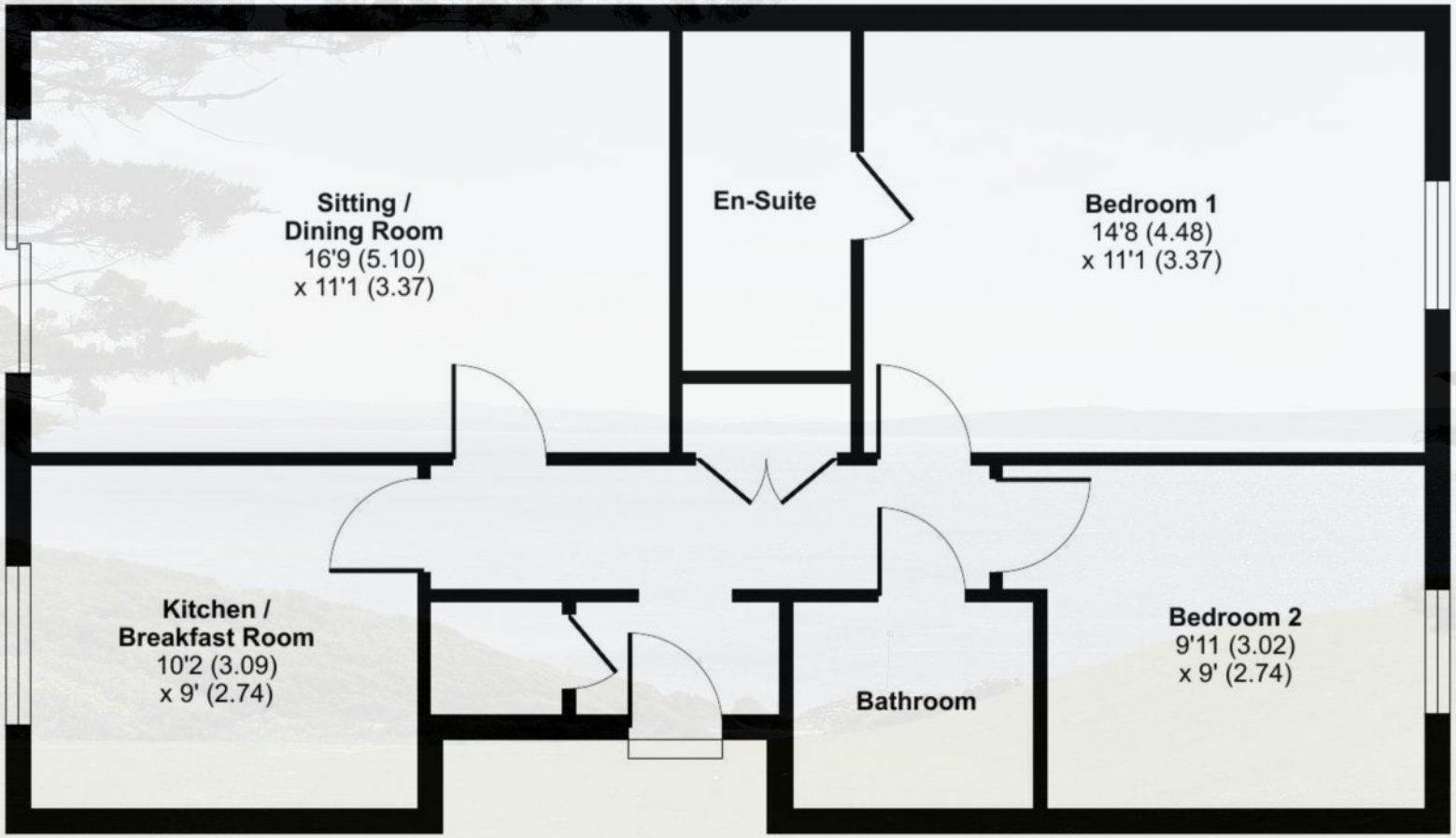
Please note, the furniture in the photos has been virtually staged.

£170,000

2 1 2

Approximate Area = 716 sq ft / 66.5 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Additional Information

Tenure: Leasehold
Lease Term: 125 years from 25 December 2003
Lease Term Remaining: 102 years
Ground Rent: £600 per annum
Service Charge: £1700 per annum
Council Tax Band: C
Energy Performance Rating: C Current: 80 Potential: 81

Services: Mains gas, electric, water & drainage
Heating: Gas central heating
Flood Risk: Very low
Please note pets are not permitted.

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.









Grounds & Gardens

To the rear of the property, there is a covered carport providing one allocated parking space for the apartment.

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.

Important Notice

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 fitments, 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.

Barton on Sea Cliff Top View



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