



**105 Eastlands, New Milton, Hampshire. BH25 5PJ**

**£199,950**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500





**105 Eastlands, New Milton, Hampshire. BH25 5PJ**

**£199,950**

A well presented two bedroom first floor maisonette situated within easy reach of New Milton town centre, spacious Lounge, modern Kitchen and Bathroom. Please note there is no age restriction on this property. No onward chain.



## ENTRANCE HALL

Accessed via UPVC double glazed door with matching side screen. Coved and textured ceiling, wall uplighter, storage cupboard recess with access to safety trip consumer unit, staircase to first floor landing with triangular shaped window to side aspect flooding the stairs with light. Access to loft via roof hatch, door provides access to coats storage cupboard and multi-glazed door provides access to:

## SITTING ROOM (13' 5" X 13' 3") OR (4.09M X 4.05M)

Coved and textured ceiling, three wall uplighters, UPVC double glazed window facing a Easterly aspect, TV aerial point, power points, door to Inner Hall and door to:

## KITCHEN (7' 8" X 7' 3") OR (2.33M X 2.21M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window overlooking a Northerly aspect. Comprehensive range of eye level and floor mounted kitchen units with laminated roll top work surfaces with stainless steel sink with single drainer and monobloc mixer tap. Zanussi induction touch screen hob with filter hood above. Eye level Zanussi double oven and grill with storage cupboards above and beneath. Space and plumbing for automatic washing machine, space for upright fridge/freezer, Slate Grey tiled flooring, attractive tiled splash backs, numerous power points.

## INNER HALL

Access to loft via loft ladder and door provides access to airing cupboard with lagged hot water cylinder with fitted immersion heater and slatted shelving above. The main loft area is boarded which provides extra storage space. Door provides access to:

## BEDROOM 1 (12' 8" X 10' 5") OR (3.87M X 3.18M)

Coved and textured ceiling, West facing box bay window which is UPVC double glazed. Power points, wall mounted electric heater.

## BEDROOM 2 (10' 8" X 8' 8") OR (3.25M X 2.64M)

Coved and textured ceiling, ceiling light point, UPVC double glazed box bay window. Wall mounted electric heater. Power points, double opening doors provide access to storage wardrobe.

## BATHROOM (7' 6" X 5' 10") OR (2.29M X 1.78M)

Modern bathroom suite comprising coved and textured ceiling, ceiling light, UPVC double glazed window facing side aspect. White suite comprising panelled enclosed bath with hot and cold mixer taps with separate Mira Sport electric shower unit above with adjustable shower head with glazed shower screen to one side. Low level WC with push button flush, pedestal wash hand basin with tiled splash back and mirror fronted medicine cabinet above, heated electric towel rail, tiled flooring.

## OUTSIDE

The flat benefits from well kept communal grounds with footpath leading to bin store and a sizeable car park for the benefit of residents.

## LEASEHOLD & MAINTENANCE FEES

It is understood there are approximately 160 years remaining on the lease and the maintenance fee is around £1000 per annum and the ground rent is £125 per annum. This information is to be confirmed by the Vendor.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and take approximately 5th turning right into Caird Avenue and continue until almost reaching junction with A337 and turn right into Ashington Park then take the left fork into Eastlands.

## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## TENURE

The resale tenure for this property is Leasehold

## EPC RATING

The EPC rating for this property is D61



GROUND FLOOR  
57 sq.ft. (5.3 sq.m.) approx.

1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

**Ross Nicholas & Company Limited**  
**9 Old Milton Road, New Milton. Hampshire. BH25 6DQ**  
**01425 625 500**  
**sales@rossnicholas.co.uk**

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.