



**25 Arundel Close, New Milton, Hampshire. BH25 5UH**

**£299,950**



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







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A very well presented detached two bedroom house located on the edge of a popular residential development with open green to side. Features include Entrance Hall, Cloakroom, Sitting Room/Dining Room, Kitchen, Conservatory, Bathroom, larger than average rear garden, gas fired central heating, UPVC double glazing, Garage in block, Sole Agents, viewing strongly recommended.





## ENTRANCE HALL

Accessed via UPVC double glazed front door. Tiled and Oak effect flooring. Staircase to first floor landing, smooth finished ceiling, ceiling light, panelled radiator, power points.

## CLOAKROOM

Smooth finished ceiling, recessed light, modern consumer unit, extractor fan, low level WC with display niche over and concealed lighting. Wall hung wash hand basin with monobloc mixer tap, tiled flooring, heated towel rail.

## SITTING ROOM/DINING ROOM (13' 2" X 13' 2") OR (4.02M X 4.02M)

Aspect to the rear elevation through double opening UPVC double glazed French doors with matching side screens providing both views and access onto the Conservatory and garden beyond. Smooth finished ceiling, TV aerial point, power points, panelled radiator, under stairs storage cupboard with shelving and coat hooks.

## CONSERVATORY (13' 3" X 6' 9") OR (4.04M X 2.07M)

Fixed roof with panelling and UPVC double glazed windows and central UPVC double glazed double opening providing both views and access to patio and garden beyond. Power points, three panelled radiators.

## KITCHEN (9' 11" X 6' 8") OR (3.01M X 2.03M)

Aspect to the front elevation through UPVC double glazed window. Single bowl, single drainer composite sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Fitted stainless steel electric oven with four ring electric hob and extractor fan over. Recess for washing machine and recess for French door size fridge/freezer, panelled radiator, part tiled wall surrounds, eye level storage cupboards, smooth finished ceiling, ceiling light point.

## LANDING

Smooth finished ceiling, ceiling light, hatch to loft area with pull down ladder.

## BEDROOM 1 (13' 9" MAX X 11' 6" MAX) OR (4.20M MAX X 3.50M MAX)

Aspect to the rear elevation through UPVC double glazed window. Power points, panelled radiator, fitted wardrobes comprising large double wardrobe unit with mirror fronted sliding doors, hanging rails and shelving.

## BEDROOM 2 (13' 2" X 10' 0") OR (4.02M X 3.05M)

Aspect to the front elevation through UPVC double glazed bay window. Ceiling light, panelled radiator, power points.

## BATHROOM

Obscure UPVC double glazed window to front, ceiling light, panelled bath unit with tiled surround and wall mounted thermostatically controlled shower unit. Low level WC with concealed cistern, matching wash hand basin with monobloc mixer tap and storage cupboards beneath. Heated towel rail. Cupboard housing Glow Worm gas fired boiler, (fitted approximately four years ago with ten year warranty) shelving.

## OUTSIDE

The front garden has a paved pathway providing access to the front door with paved patio area adjoining the front of the property. The remainder of the garden is mainly shingled providing easy maintenance with a selection of shrub and flower beds. The area also benefits from outside water tap and lighting. A gate provides access along a pathway which in turn leads to:

## REAR GARDEN

The rear garden is one of the main features of the property being of generous size and has a paved patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind close board fencing to provide seclusion and located to the rear boundary is an additional paved patio area and timber shed.

## GARAGE IN BLOCK

Located in a nearby block with up and over door.

## 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 in a Southerly direction taking the second turning right into Fore Road. Proceed along Gore Road until reaching Stem Lane on the right. Continue up Stem Lane and take the first of two turnings into Chatsworth Way then first right into Arundel Close.

## PLEASE NOTE

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. 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 Freehold



COUNCIL TAX

The council tax for this property is band C

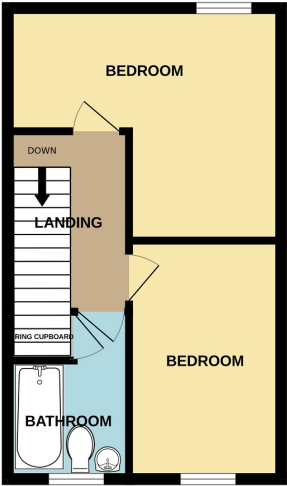
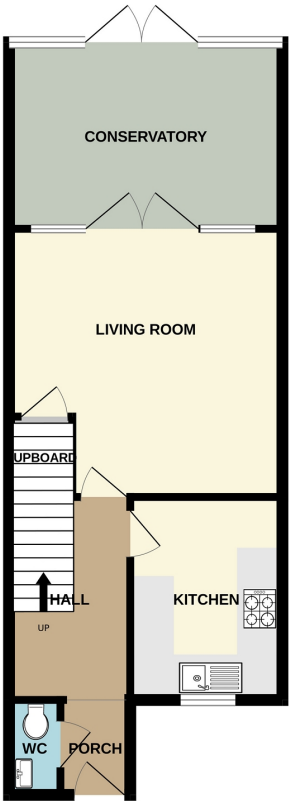
EPC RATING

The EPC rating for this property is D62



GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 794 sq.ft. (73.7 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.

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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.