



1 Cedar Drive, Everton, Hampshire. SO41 0ZB

£399,950



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





1 Cedar Drive, Everton, Hampshire. SO41 0ZB

£399,950

A well presented three bedroom end of terrace property with the advantage of two garages and attractive gardens. The property is situated in the lovely village of Everton which is convenient for Lymington and Milford-on-Sea beaches. The village benefits from local post office and stores and is situated on the southern edge of New Forest National Park.



ENTRANCE PORCH (5' 3" X 2' 8") OR (1.60M X 0.82M)

Enclosed Porch with tiled floor accessed via a UPVC double glazed door with matching side screen. Ceiling downlight.

ENTRANCE HALL (12' 7" X 4' 4") OR (3.83M X 1.32M)

Accessed via a composite Sage front door and glazed side screen. Coved and textured ceiling, ceiling light point, smoke detector, radiator, power points, telephone connection point, under stairs storage cupboard, staircase to first floor landing, door provides access to Sitting Room with glazed panel to one side.

SITTING ROOM/DINING ROOM (26' 6" X 11' 11") OR (8.07M X 3.62M)

Light and airy room. Coved and textured ceiling, two ceiling light points, dual aspect room with UPVC double glazed window facing front aspect with sliding patio doors overlooking patio and rear garden. Attractive Adam style fireplace surround, three single panelled radiators, TV aerial point, power points, two wall uplighters, serving hatch through to kitchen.

KITCHEN (13' 5" X 9' 5") OR (4.08M X 2.86M)

Textured ceiling, two ceiling light points, UPVC double glazed window facing rear aspect. Wall mounted Potterton boiler, comprehensive range of eye level and floor mounted kitchen units in light Pine finish with laminated roll top work surfaces with stainless steel sink with single drainer and swan necked mixer tap. Plumbing for washing machine and dishwasher, space and connection points for free standing gas or electric cooker. Tiled splash backs, Vinyl cushion flooring, space for fridge, double panelled radiator, double opening louvre doors provide access to pantry, opaque glazed door provides access to side passage in turn leading to rear garden.

CLOAKROOM (7' 9" X 2' 9") OR (2.36M X 0.83M)

Coved and textured ceiling, ceiling light point, opaque UPVC double glazed window facing front aspect, new low level white WC, wash hand basin in white gloss vanity unit, radiator, Vinyl cushion flooring, tiled walls with white panel boarding to mid-height.

FIRST FLOOR LANDING (12' 4" X 7' 9") OR (3.76M X 2.37M)

Smoke detector, access to loft via loft hatch, ceiling light point, opaque UPVC double glazed window facing side aspect. Double opening doors provide access to airing cupboard with factory lagged hot water cylinder with fitted immersion heater with slatted shelving above. Power points on landing and door provides access to:

BEDROOM 1 (12' 3" X 11' 11") OR (3.73M X 3.63M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect with double panelled radiator beneath, power points, recessed ceiling downlighter, double opening doors provide access to storage wardrobe.

BEDROOM 2 (11' 4" X 9' 9") OR (3.46M X 2.96M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect, double panelled radiator, built-in double opening wardrobe with hanging rail and storage cupboard above. Power points.

BEDROOM 3 (8' 1" X 10' 2") OR (2.47M X 3.10M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect with double panelled radiator beneath. Built-in storage wardrobe with hanging rail, power points.

BATHROOM (7' 7" X 7' 7") OR (2.32M X 2.32M)

Coved and textured ceiling, ceiling light, one ceiling downlight, ceiling extractor, opaque UPVC double glazed window facing front aspect, coloured green and white suite comprising panelled enclosed bath with hot and cold tap with hand grip to one side with separate shower mixer above with pull across shower curtain, white low level WC, wash hand basin with vanity unit beneath with two white wall mounted mirror fronted medicine cabinet above, double panelled radiator, Vinyl cushioned flooring, tiling from floor to ceiling height, wall mounted mirror.

OUTSIDE

The front garden is laid to lawn with flagstone path providing access to front door entrance. Additional concrete path leads to side gate which in turn leads to:

REAR GARDEN

Spacious South/Easterly rear garden. Outside light, patio adjoins the rear of the property. Outside water tap, the garden is laid to level lawn and is wider than average as it kicks back behind the garages to one side. Garden is enclosed by panelled fencing with Evergreen bushes adjoining the rear boundary, gate provides access to allocated parking space with garages to one side.

GARAGE ONE (17' 11" X 7' 10") OR (5.46M X 2.38M)

The single garage can be accessed from the main garden via a personal door which benefits from up and over door, light and power.

GARAGE TWO (17' 6" X 8' 1") OR (5.34M X 2.47M)

A second garage which adjoins the first garage and benefits from light, power and fuse box.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching the junction with A337, follow this road to Everton and turn left on reaching Everton Road, then first right into Old Christchurch Road and first right into Cedar Drive.



WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

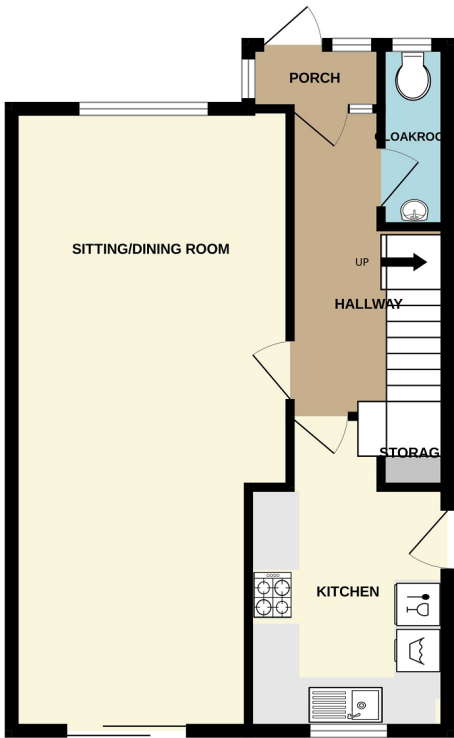
TENURE

The resale tenure for this property is Freehold

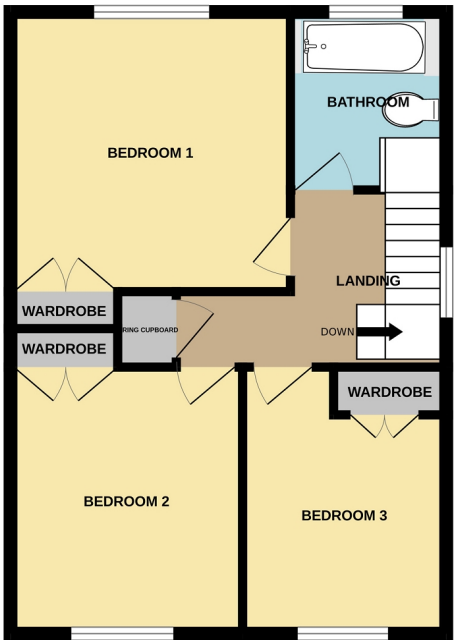
EPC RATING

The EPC rating for this property is D67

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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.