



**52 Eastlands, New Milton, Hampshire. BH25 5PH**

**£230,000**



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







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A well presented end of terrace two bedroom house designed for the under 35's and offering numerous features including entrance porch, sitting room, dining area, kitchen, shower room, westerly facing garden, communal parking, sole agents.





## ENTRANCE PORCH

UPVC double glazed door providing access to Entrance Porch, ceiling light, large storage cupboard with shelving and electric consumer unit. Door provides access to:

## SITTING ROOM (14' 4" X 10' 6") OR (4.38M X 3.19M)

Aspect to the front elevation through UPVC double glazed windows. Staircase to first floor, ceiling light, TV aerial points, power points, wall mounted electric heater, open way through to:

## DINING AREA (8' 9" X 7' 10") OR (2.66M X 2.40M)

Aspect to the rear elevation through UPVC double glazed window. Matching door providing access to garden, ceiling light, power points, open way through to:

## KITCHEN (8' 9" X 6' 8") OR (2.66M X 2.04M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, one and a half bowl single drainer stainless steel sink unit set into a work surface extending along two walls with base drawers and cupboards beneath, recess for full height fridge/freezer and washing machine, fitted stainless steel electric oven. Four ring electric hob, glass splash back and stainless steel extractor fan, eye level storage cupboards, breakfast bar with storage cupboards and seating for four.

## FIRST FLOOR LANDING

Ceiling light, power points, hatch to loft area, airing cupboard housing pre-lagged hot water cylinder with fitted immersion.

## BEDROOM 1 (11' 3" X 0' 0" X 8' 7") OR (3.43M X 0.00M X 2.62M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, eaves storage cupboard, large double wardrobe unit with hanging rails and shelf, power points,

## BEDROOM 2 (10' 9" X 6' 5") OR (3.27M X 1.95M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, power points.

## SHOWER ROOM (7' 8" X 5' 3") OR (2.33M X 1.59M)

Obscure UPVC double glazed window to rear, ceiling light, fully tiled wall surrounds, corner shower cubicle with thermostatic controlled shower unit, low level WC. Wash hand basin with monobloc mixer tap, storage cupboards beneath and wall mounted medicine cabinet.

## OUTSIDE

A paved pathway provides access to the front door with the remainder of the garden being designed for easy maintenance being shingled with a selection of shrubs.

## REAR GARDEN

Westerly facing and designed for easy maintenance having a raised decking area adjoining the rear of the property. The remainder of the garden having artificial lawn. The garden is enclosed by panelled fencing to provide seclusion and a gate provides access to the rear boundary which in turn leads to the communal parking area.

## LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the property is held on the remainder of a 199 year lease with a maintenance charge payable for the up-keep of the communal areas and front gardens of approximately £437.32 per annum and a ground rent of £85 per annum.

## 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 cross over at the traffic lights into Ashley Road and take approximately 5th turning right into Caird Avenue. Continue on this road until reaching Ashington Park, turn right and take the left fork into Eastlands.

## 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.

## BUYERS NOTE

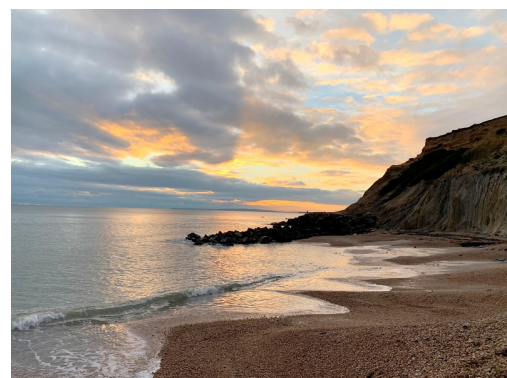
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## TENURE

The resale tenure for this property is Leasehold

## COUNCIL TAX

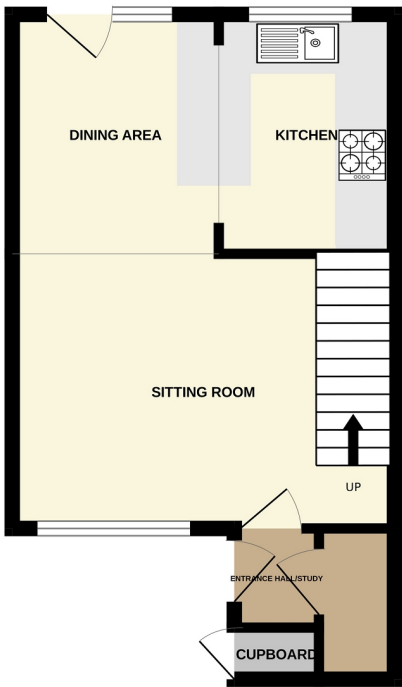
The council tax for this property is band B



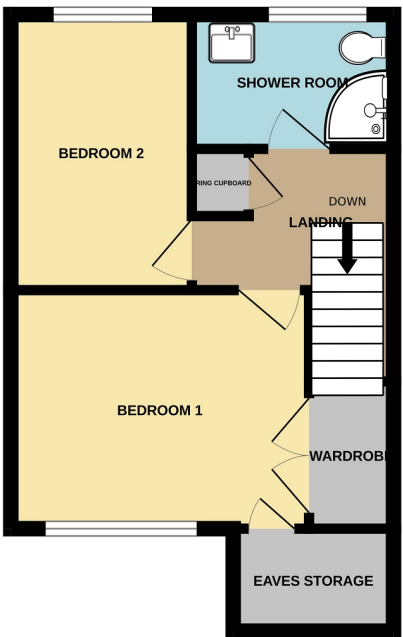
EPC RATING

The EPC rating for this property is D59

GROUND FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 629 sq.ft. (58.5 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.