



**1 Orchard Leigh Herbert Road, New Milton, Hampshire. BH25 6BX**

**£239,950**



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







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**£239,950**

A well presented ground floor two bedroom apartment situated within a level walk of New Milton Town centre and the mainline railway station. The property stands in attractive communal grounds and benefits from a garage.



**COMMUNAL ENTRANCE DOOR**

Entry phone system provides access to ground floor Entrance Lobby with door providing access to:

**ENTRANCE HALL (11' 4" X 4' 11") OR (3.46M X 1.49M)**

Accessed via main front door with spy hole, Chubb and Yale lock with letter box. Ceiling light, radiator, power point, Honeywell central heating thermostat, door provides access to airing cupboard housing hot water tank with slatted shelving beneath, also houses safety trip consumer unit, access to central heating programmer, door provides access to coats storage cupboard, wall mounted entry phone and glazed door with matching side screen provides access to:

**SITTING ROOM/DINING ROOM (19' 7" X 11' 7") OR (5.98M X 3.54M)**

L shaped - the Sitting Room area benefits from coved and textured ceiling, ceiling light point, UPVC sliding patio doors provide access to South facing patio and communal gardens. Radiator, independent thermostat, TV aerial point, power points and room continues to provide access to Dining Area.

**DINING AREA (16' 6" X 9' 10") OR (5.03M X 3.00M)**

Continuation of coved and textured ceiling, ceiling light point, double glazed window overlooking the communal gardens facing South. Radiator with independent thermostat, telephone point, power points and glazed door with matching side screen provides access to:

**KITCHEN (12' 7" X 8' 0") OR (3.83M X 2.43M)**

Coved and textured ceiling, ceiling strip light, UPVC double glazed window facing a Westerly aspect overlooking communal gardens. Comprehensive range of eye level and floor mounted kitchen units with laminated work top work surfaces with tiled splash backs and numerous power points with cooker panel point. One and a half bowl stainless steel sink unit with single drainer and swan necked mixer tap, space and plumbing for automatic washing machine, space for slimline dishwasher, floor standing Bosch cooker with four ring hob with oven and grill beneath. Space for upright fridge/freezer, broom cupboard, numerous storage drawers including pan drawers, under unit lighting, Smegg filter hood, cupboard provides access to Glow Worm gas fired central heating boiler, double panelled radiator.

**BEDROOM 1 (11' 6" X 10' 9") OR (3.51M X 3.28M)**

Coved and textured ceiling, ceiling light point, UPVC double glazed window overlooking the South facing communal garden, radiator beneath with independent thermostat, power point, range of fitted bedroom furniture which includes a dressing table with knee hole and drawer above. Wall mounted mirror with concealed lighting with nine storage drawers in total. Sliding doors built in wardrobe provides access to hanging space and shelving within.

**BEDROOM 2 (11' 7" X 8' 11") OR (3.54M X 2.73M)**

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing the rear of the building (North) currently set up as a Study with range of fitted furniture, corner desk with knee hole and storage drawer above. Numerous storage drawers and cupboards to either side, pull-down double bed, built-in double wardrobe, double panelled radiator with independent thermostat, power points.

**SHOWER ROOM (6' 0" X 5' 4") OR (1.82M X 1.62M)**

LED lights illuminate the bathroom, fully tiled walls and flooring. Sizeable shower cubicle providing access to Mira electric Sports shower unit with adjustable shower attachment. Low level WC with push button flush. Wash hand basin with easy lever tap with mirror above with display shelving and lighting. Shaver unit with vanity unit beneath. Fully tiled flooring, heated towel rail, wall mounted extractor.

**SEPARATE WC (4' 5" X 3' 2") OR (1.34M X 0.96M)**

LED ceiling light, fully tiled walls and flooring. Modern white suite comprising low level WC with push button flush, wall mounted wash hand basin with vanity unit beneath with pop-up waste and monobloc mixer tap. Heated towel rail.

**GARAGE**

The property benefits from a single garage which has an up and over door under a pitched roof of brick construction. The garage has a light and is the first garage located past the parking bays. There are a number of visitor parking bays with the main area to the North mainly for parking and access to the communal bins.

**OUTSIDE**

To the front of the building which is enclosed by Evergreen Hedging and ornamental trees and bushes is a South facing communal garden. The flat benefits from a private patio adjoining the property with views from the main bedroom and sitting room and dining room overlooking this delightful aspect.

**LEASE**

Approximately 148 years remaining, Maintenance £320. approximately per quarter (TBC).

**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 and take the second turning left into Herbert Road.

**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.



Internal Property Photo

EPC RATING

The EPC rating for this property will be carried out shortly.

GROUND FLOOR  
752 sq.ft. (69.8 sq.m.) approx.



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TOTAL FLOOR AREA: 752 sq.ft. (69.8 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.