



4a Brook Avenue, New Milton, Hampshire. BH25 5HD

£2,000 Monthly



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





4a Brook Avenue, New Milton, Hampshire. BH25 5HD

£2,000 Monthly

OFFERING A FANTASTIC 1800 SQ FT. A highly impressive four bedroom semi detached house to let which offers spacious room sizes over three floors. The property was built by Coltens in 2007 and is offered for sale in excellent condition throughout. Some of the main appealing features include a large kitchen breakfast room with outlook over woodland, two fully tiled high quality bathrooms, private south facing garden, large block driveway and adjoining garage. Available from 12th October 2025.



COVERED ENTRANCE

Composite front door providing access to:

ENTRANCE HALL

Large floor to ceiling double glazed window to rear elevation. Staircase to first floor landing Coat cupboard with automatic light and shelf. Additional storage cupboard with automatic light, consumer unit. Panelled radiator. Programmer and time clock for central heating. Power points, smooth finished ceiling, recessed lighting.

CLOAKROOM

Obscure UPVC double glazed window to front. Smooth finished ceiling, recessed lighting, part tiled wall surrounds, low level WC with concealed cistern, wash hand basin with monobloc mixer tap, storage beneath, large mirror over, single panelled radiator.

SITTING ROOM/DINING ROOM (22' 3" X 12' 0") OR (6.79M X 3.65M)

Aspect to the rear elevation through UPVC double glazed windows with matching French doors and side windows providing access onto rear patio and garden beyond. Smooth finished ceiling, recessed lighting, power points, two double panelled radiators, stone fireplace surround with electric fitted fire.

KITCHEN (18' 1" X 9' 2") OR (5.50M X 2.80M)

Aspect to the front elevation through two UPVC double glazed windows, smooth finished ceiling, recessed lighting, ceiling light, Blanco sink unit with Quooker monobloc mixer tap, base drawers and cupboards beneath. Integrated Neff dishwasher and washing machine, Neff electric oven with matching Microwave/cooker over. Integrated fridge/freezer unit, eye level storage cupboards, part tiled wall surrounds, Neff induction hob with stainless steel splash back and canopy extractor fan. Cupboard housing Glow Worm gas fired boiler, double panelled radiator, breakfast bar area with seating for three.

FIRST FLOOR LANDING

Smooth finished ceiling, recessed lighting.

BEDROOM 1 (15' 7" X 12' 2") OR (4.75M X 3.70M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, TV aerial point, fitted wardrobe unit comprising one double and two single units.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window facing front. Smooth finished ceiling, recessed lighting, fully tiled wall surrounds, double shower cubicle, shower unit, low level WC with concealed cistern and storage cupboards to either side. Twin sink units with monobloc mixer taps, storage beneath, large mirror over with lighting, heated towel rail, tiled flooring.

BEDROOM 3 (9' 10" X 11' 10") OR (3.0M X 3.60M)

Aspect to the rear elevation through UPVC double glazed window. Power points, TV aerial point, smooth finished ceiling, ceiling light, double wardrobe unit, single panelled radiator.

BEDROOM 4 (9' 10" X 10' 2") OR (3.0M X 3.10M)

Aspect to the front elevation through Velux window. Smooth finished ceiling, ceiling light, panelled radiator, power points, fitted wardrobe unit comprising three double units with central drawers.

BATHROOM

Obscure Velux window to front elevation. Smooth finished ceiling, recessed lighting, extractor fan, fully tiled wall surrounds, shaped panelled bath unit with shower unit, heated towel rail, low level WC with concealed cistern, storage cupboards, wash hand basin with storage beneath. Monobloc mixer tap, large mirror, shaver point and light. Heated towel rail, tiled flooring.

2ND FLOOR LANDING

Smooth finished ceiling, panelled radiator and walk-in airing cupboard with Megaflow heated system with slatted shelving.

BEDROOM 2 (14' 1" X 13' 11") OR (4.30M X 4.23M)

Aspect to the rear elevation through Velux windows. Panelled radiator, power points, range of fitted wardrobes extending along one wall, eaves storage cupboard.

OUTSIDE

Driveway providing off road parking for three to four cars and is enclosed behind close boarded fencing and gate. There is an area of lawn to the front boundary and the driveway provides access to the garage.

GARAGE

Remote controlled up and over door with power and light, door and window onto rear garden.

REAR GARDEN

There is a paved patio area adjoining the rear of the property with a raised lawned area with brick walling, close boarded fencing and outside lighting and water tap.

VIEWING ARRANGEMENTS

Viewing 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. Full details available shortly.



DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane. Take the second turning right into Brook Avenue where the property will be found.

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.

DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

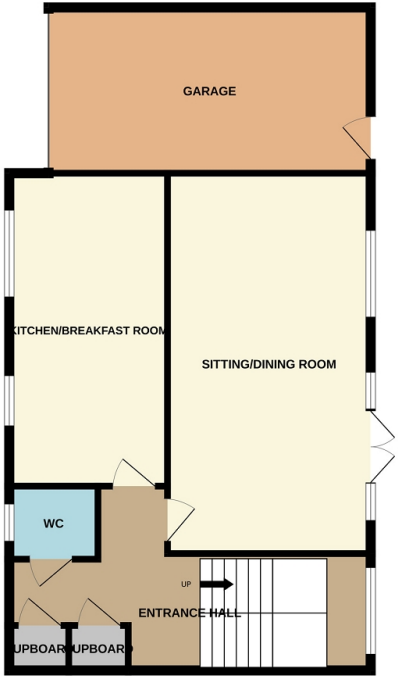
COUNCIL TAX

The council tax for this property is band E

EPC RATING

The EPC rating for this property is C77

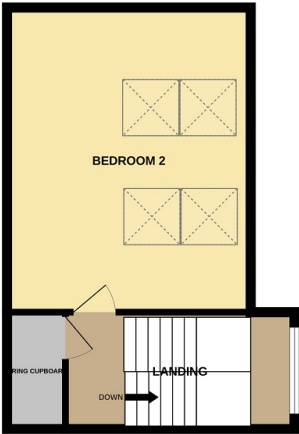
GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1840 sq.ft. (170.9 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 ©2023

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.