



**9 Eastlands, New Milton, Hampshire. BH25 5PJ**

**£249,950**



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



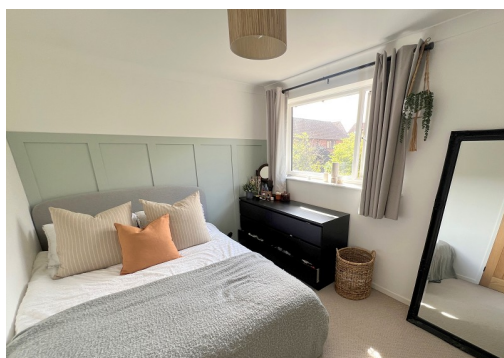




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A beautifully presented and refurbished two bedroom house designed for the under 35's and located within a short walk of local shops and New Milton town centre. Features of the property include Entrance Hall, Sitting Room, Kitchen/ Breakfast Room, Shower Room, UPVC double glazing, landscaped gardens, communal gardens.





## ENTRANCE HALL

Accessed via UPVC double glazed front door. Smooth finished ceiling, recessed light, openway through to large storage cupboard with smooth finished ceiling, recessed light. Modern consumer unit. From the Entrance Hall door provides access to:

## SITTING ROOM (14' 7" X 10' 6") OR (4.44M X 3.21M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, wood effect flooring, wall mounted electric heater, TV aerial point, power points, openway through to Kitchen/Breakfast room.

## KITCHEN/BREAKFAST ROOM (14' 7" X 8' 9") OR (4.44M X 2.67M)

Aspect to the rear elevation through UPVC double glazed window, smooth finished ceiling, recessed lighting, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a thin designed work surface extending along two walls with base cupboards beneath. Integrated fridge and freezer and slimline dishwasher, breakfast bar incorporating seating for 3 - 4 with base drawers and two ceiling light points over. Integrated washing machine, tiled wall surrounds. Double glazed sliding patio doors providing access onto rear patio and garden beyond.

## LANDING

Hatch to loft area, smooth finished ceiling, ceiling light, airing cupboard housing pre-lagged hot water cylinder with slatted shelving over.

## BEDROOM 1 (11' 3" X 8' 6") OR (3.43M X 2.60M)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, power points, large recessed double wardrobe with hanging rails and shelf. Eaves storage cupboard.

## BEDROOM 2 (10' 8" X 6' 7") OR (3.26M X 2.01M)

Aspect to the rear elevation providing distant views over fields, smooth finished ceiling, ceiling light, power points.

## SHOWER ROOM (7' 7" X 5' 0") OR (2.32M X 1.52M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, recessed lighting, extractor fan, double shower cubicle with glazed screen and door and Smart Mira Shower. Fully tiled wall surrounds, wash hand basin with monobloc mixer tap with storage cupboards beneath, mirror light and shaver point over. Low level WC with concealed cistern, tiled flooring, heated towel rail.

## OUTSIDE

The front garden has a paved pathway to the front door with the remainder mostly laid to lawn which is maintained under the Service Charge.

## REAR GARDEN

One of the main features of the property which has been landscaped with a paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn. To the rear boundary there is a sunken seating area and gate providing access onto large communal parking area. The whole garden is enclosed behind new close board panelled fencing.

## 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 the 5th turning right into Caird Avenue. Follow the road past Tesco Superstore until reaching Ashington Park on the right (just before A337) then take the left fork into Eastlands.

## BUYERS NOTE

Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information. Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information. 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.

## 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.

## SERVICE CHARGE

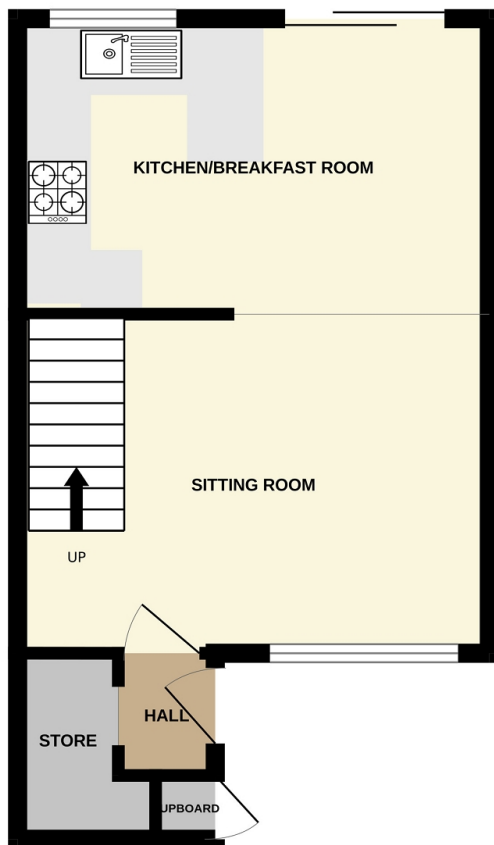
The vendor informs us that there is a service charge of £522.32 per annum which covers the maintenance of the surrounding grounds including the properties front garden.

## COUNCIL TAX

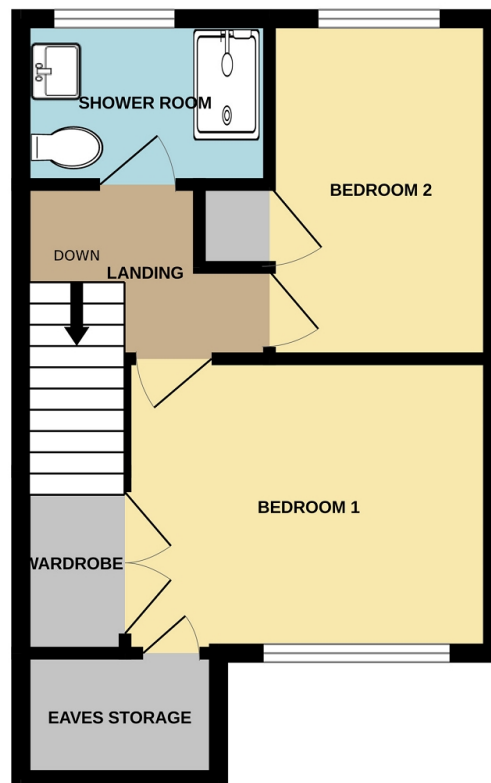
The council tax for this property is band B



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.