



91 Pennywell Gardens, New Milton, Hampshire. BH25 5YB

£1,100 Monthly



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





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A two bedroom Colten built town house which has just been redecorated, modern fitted kitchen, recently fitted carpets and will be available to rent in February 2026.

Sitting Room - Kitchen - Stairs to First floor Landing - Bedroom 1 with Built-in Wardrobe - Second Bedroom - Shower room - Bin Store - Rear Garden with Shed



UNDERCOVER ENTRANCE

Outside wall lantern, door to outside Utility cupboard housing power point, access to safety trip consumer unit with fitted shelving within, multi-glazed door provides access to:

SITTING ROOM (13' 9" X 9' 8") OR (4.20M X 2.95M)

Coved and smooth finished ceiling, two ceiling light points, double glazed window overlooking front garden aspect, attractive bricklet fireplace surround with adjoining electric style fire with wooden mantel above. Two picture lights, two electric heaters, satellite connection point, power points, TV aerial connection point, UPVC double glazed door with matching side screen with window opener. Smoke detector. Recently fitted carpet. Balustrade staircase to first floor landing with understairs storage space, door provides access to:

KITCHEN (9' 8" X 6' 0") OR (2.95M X 1.84M)

Ceiling lights, wall mounted heater, wall mounted humidity fan. UPVC double glazed window overlooking rear garden aspect, single bowl sink with single drainer and swan necked mixer taps. Modern fitted kitchen units with fitted four ring hob with oven and grill beneath, space for upright fridge/freezer, tiled splash backs, power points, fitted blind.



FIRST FLOOR LANDING (6' 0" X 5' 8") OR (1.84M X 1.73M)

Smoker detector, ceiling downlights, access to loft via roof hatch, door to airing cupboard with slatted shelf, access to pressurised hot water cylinder, door to:

BEDROOM 1 (13' 10" X 8' 7") OR (4.21M X 2.61M)

Coved and smooth finished ceiling, double glazed windows to front aspect, wall mounted heater, wall mounted wall lights, power points, recently fitted carpets, built-in storage wardrobe with hanging rail and shelf.

BEDROOM 2 (10' 10" X 6' 11") OR (3.30M X 2.10M)

Textured ceiling, ceiling light point, UPVC double glazed window overlooking rear aspect, fitted shelf, wall mounted heater, recently fitted carpet.

SHOWER ROOM (6' 8" X 5' 0") OR (2.02M X 1.53M)

UPVC double glazed window facing rear aspect. Enclosed ceiling light, ceiling extractor, modern shower cubicle, part tiled walls, low level WC, pedestal wash hand basin with mirror, strip light and shaver socket above.

FRONT GARDEN

Laid to pea shingle. Parking adjacent. Please note the green area's for this development are looked after by the management company.

REAR GARDEN

Rear garden laid to patio, wood decking and part gravelled areas with steps up to rear gate, storage shed to one corner with felted roof.

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 cross over at the traffic lights into Ashley Road and continue until reaching the traffic lights at Ashley turning left into Ashley Common Road then take the third turning right into Poplar Road and first left into Ashlet Gardens then left into Pennywell Gardens.

WEB SITE

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

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.

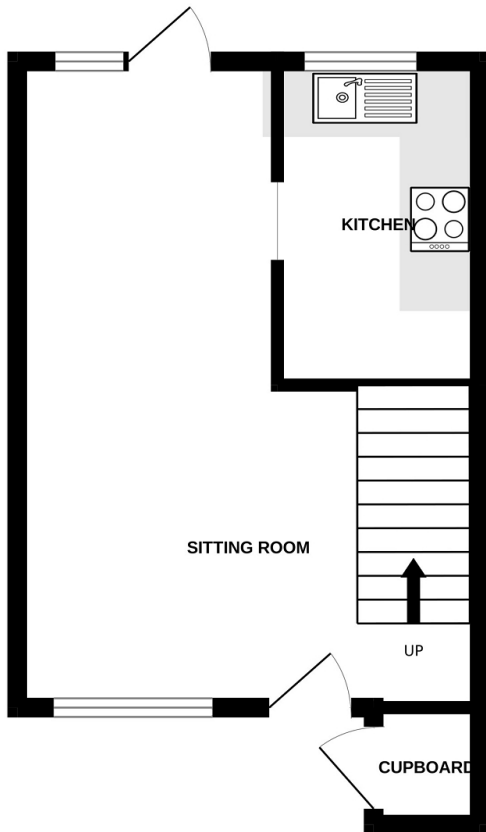
DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The 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.

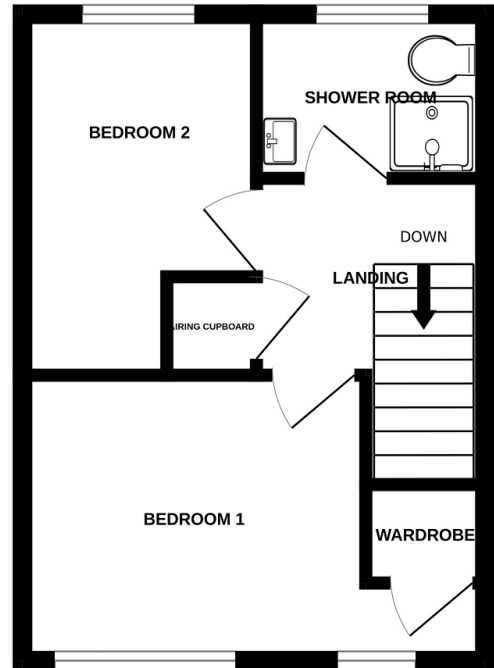
EPC RATING

The EPC rating for this property is D57

GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



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TOTAL FLOOR AREA : 549 sq.ft. (51.0 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.