



Flat 3 The Acorns Everton Road, Hordle, Lymington, Hampshire. SO41 0FD
£1,200 Monthly



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





**Flat 3 The Acorns Everton Road, Hordle, Lymington,
Hampshire. SO41 0FD**

£1,200 Monthly

A well presented two bedroom unfurnished first floor flat to let with two bathrooms and open plan lounge and kitchen. Allocated parking for one car. The flat benefits from gas fired heating and UPVC double glazing. Available to rent late January 2026.



COMMUNAL ENTRANCE DOOR

leads to staircase which leads to three first floor flats. Oak veneered fire door with Chubb lock provides access to:

ENTRANCE HALL (13' 2" X 3' 4") OR (4.02M X 1.02M)

Ceiling light point, two wall uplighters, wall mounted entry phone, radiator, power points, Oak veneered doors, Honeywell central heating thermostat and hall continues to:

SITTING ROOM (15' 6" X 12' 7") OR (4.72M X 3.84M)

Two wall light points, one ceiling light point, two sets of double glazed windows facing towards Everton Road, double panelled radiator with independent thermostat, power points, TV aerial point, telephone point, fireplace surround and room continues to provide access to Open Plan Kitchen.

KITCHEN AREA (12' 8" X 9' 7") OR (3.87M X 2.91M)

Four ceiling downlights, UPVC double glazed corner window. Horseshoe effect kitchen units with roll top work surfaces with one and a half bowl stainless steel sink unit with monobloc mixer tap. Space and plumbing for washing machine and dishwasher if required. Space for upright fridge/freezer, space for under counter fridge, range of fitted eye level units and base units, cupboard provides access to modern Glow Worm combination gas fired central heating boiler, tiled flooring, numerous power points, fitted four ring gas hob with Beko fan assisted oven beneath, stainless steel splash back with extractor above, under unit lighting, cupboard provides access to fuse box and electric meter, ceiling mounted smoke detector and carbon monoxide detector, fitted blinds to window.

BEDROOM 1 (10' 10" X 12' 1") OR (3.29M X 3.68M)

Ceiling light point, two wall uplighters, power points, telephone point, UPVC double glazed window facing Everton Road, TV aerial point, double panelled radiator and door provides access to:

EN SUITE SHOWER ROOM (6' 9" X 5' 8") OR (2.06M X 1.73M)

Two ceiling downlights, wall mounted extractor, fully tiled walls, pedestal wash hand basin with monobloc mixer tap and pop-up waste, wall mounted WC with push button flush, glazed door provides access to shower cubicle with Bristan shower mixer bar with shower attachment, tiling to full height, wall mounted storage cupboard, tiled flooring.

BEDROOM 2 (9' 0" X 8' 5") OR (2.75M X 2.57M)

Ceiling light point, UPVC double glazed window facing towards Everton Road with radiator beneath. Power points, TV aerial point.

BATHROOM (6' 5" X 5' 9") OR (1.95M X 1.74M)

Two ceiling downlights, ceiling extractor, fully tiled walls and flooring. Modern white suite with panelled enclosed bath with mixer taps. Low level WC with push button flush, pedestal wash hand basin with mixer tap and pop-up waste, radiator with independent thermostat.

OUTSIDE

Flat benefits from an allocated parking bay to the rear of the building.

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 proceed over the traffic lights into Ashley Road and proceed to the village of Hordle continuing on until reaching Everton Road on the right.

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.

DEPOSIT INFORMATION

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 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

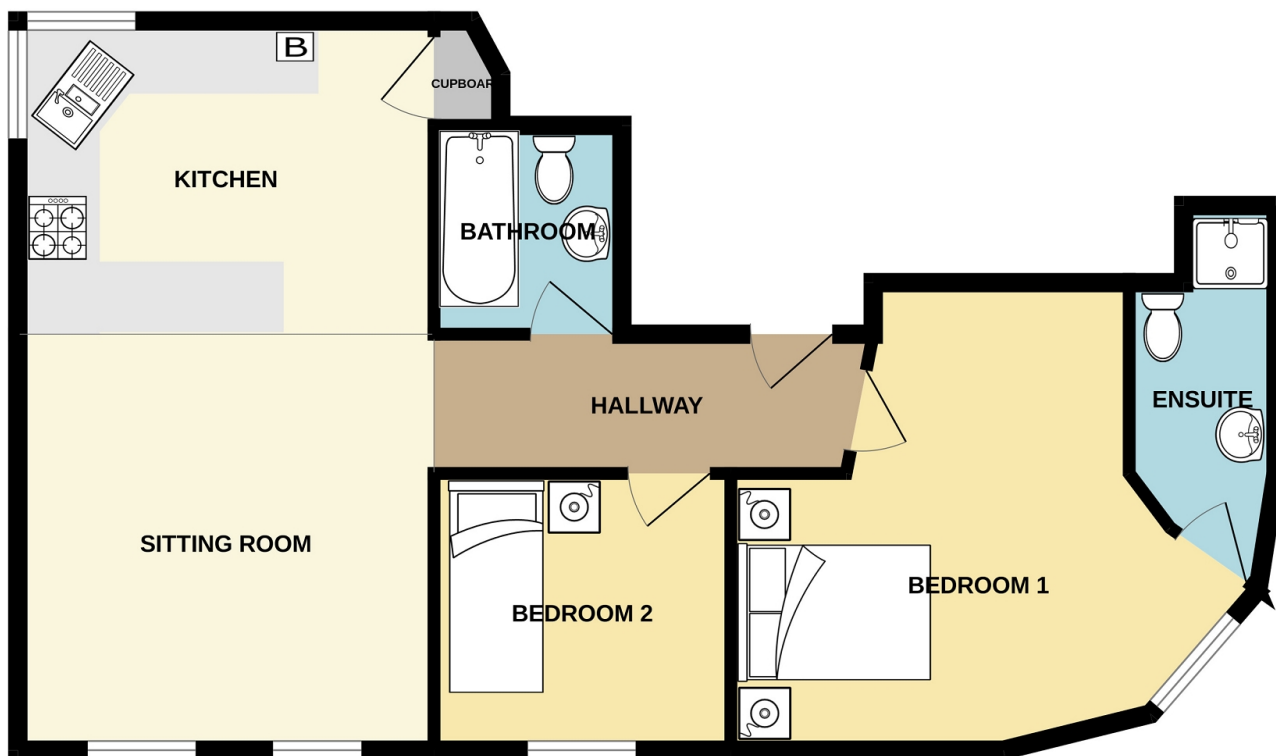
The council tax for this property is band C

EPC RATING

The EPC rating for this property is B81



FIRST FLOOR
659 sq.ft. (61.3 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 659 sq.ft. (61.3 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.