



**30 Bramshaw Way, New Milton, Hampshire. BH25 7ST**

**£1,250 Monthly**



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

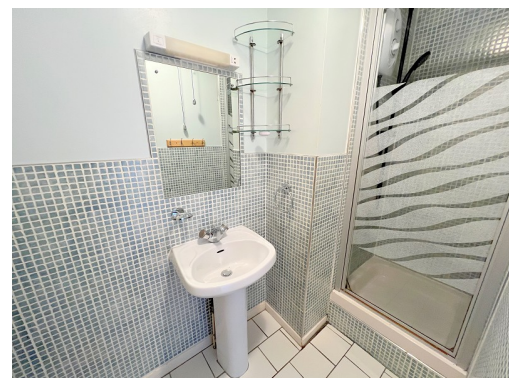




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A two bedroom maisonette available to rent immediately set over two floors and located within a level walk of Barton on Sea cliff top. Features of the property include security entrance, communal hall, entrance hall, sitting/dining room, kitchen, bathroom, separate shower room, UPVC double glazing, garden and garage in nearby block.



## COMMUNAL ENTRANCE HALL

Accessed via communal security entrance door. Staircase to first floor landing, aspect to the front elevation through UPVC double glazed window. Electric heater, under stairs storage cupboard, linen cupboard with slatted shelving.

## SITTING ROOM/DINING ROOM (14' 0" X 11' 7") OR (4.27M X 3.53M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, power points, wall mounted Dimplex electric heater.

## KITCHEN (10' 10" X 5' 10") OR (3.29M X 1.78M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, circular stainless steel sink unit with single drainer and monobloc mixer tap set into a working surface extending along three walls with a range of base drawers and cupboards beneath, recess for washing machine, dishwasher and tumble dryer, recess for full height fridge/freezer, eye level storage cupboards, part tiled wall surrounds, electric oven with four ring hob and extractor fan over. Wall mounted Dimplex electric heater.

## BEDROOM 2 (10' 0" X 9' 11") OR (3.04M X 3.02M)

Aspect to the front elevation through UPVC double glazed window, power points, ceiling light, wall mounted electric heater.

## BATHROOM (7' 7" X 7' 7") OR (2.32M X 2.32M)

Fully tiled wall surrounds with smooth finished ceiling, recessed lighting. Panelled bath unit with monobloc mixer tap and shower attachment, low level WC, pedestal wash hand basin with mirror above and shaver point and light point over. Wall mounted Dimplex heater.

## SECOND FLOOR LANDING

Hatch to loft area, ceiling light, smoke detector, airing cupboard housing lagged hot water cylinder with fitted immersion heater.

## BEDROOM 1 (13' 7" X 0' 0" X 10' 10") OR (4.14M X 0.00M X 3.30M)

Aspect to the rear elevation through double glazed Velux window. Smooth finished ceiling, power points, TV aerial point, telephone point, range of recessed wardrobes with hanging rails and shelving with central wardrobe providing additional storage including access to eaves storage and ceiling light.

## SHOWER ROOM (10' 1" X 3' 11") OR (3.07M X 1.20M)

Part tiled wall surrounds, ceiling light, extractor, wall mounted electric heater, low level WC, mirror fronted medicine cabinet over. Pedestal wash hand basin with monobloc mixer tap, mirror, light and shaver point over. Recessed shower cubicle with Mira shower unit, rain effect shower head and hand held shower attachment. Glass door, tiled flooring.

## OUTSIDE

To the front elevation there is communal parking with a driveway providing access to:

## GARAGE IN BLOCK

Located in a nearby block with up and over door.

## GARDENS

Located to the rear and enclosed behind panelled fencing and accessed via a communal pathway.

## 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 down the road until reaching Christchurch Road. Turn right and continue until reaching Western Avenue on the left then take the second turning right off Western Avenue into Ellingham Road then second right into Bramshaw Way.

## 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 - 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](http://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.

## TENURE

The resale tenure for this property is

## COUNCIL TAX

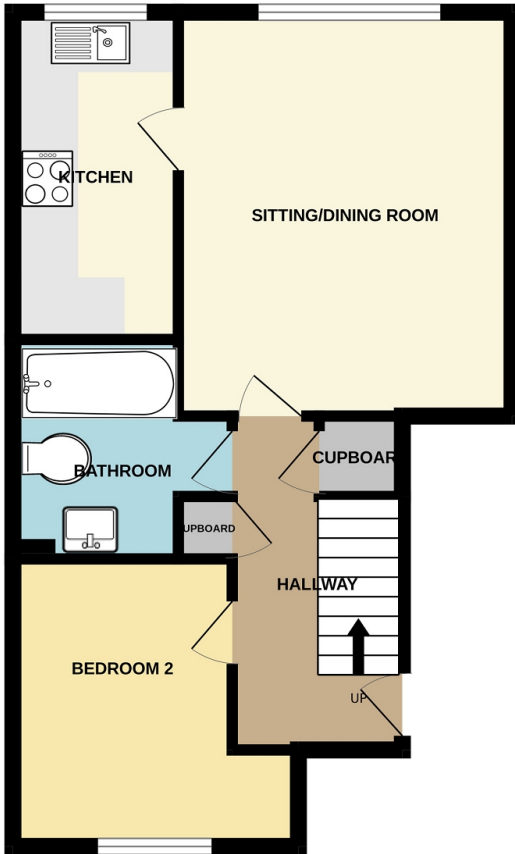
The council tax for this property is band B

## EPC RATING

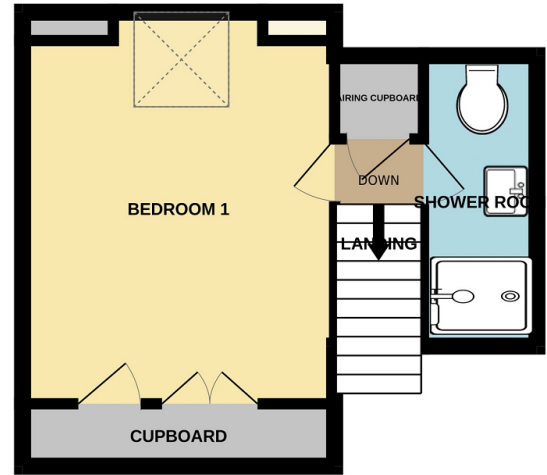
The EPC rating for this property is D57



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 673 sq.ft. (62.5 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.