



2 Ashlet Gardens, Ashley, Hampshire. BH25 5YE

£975 Monthly



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





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A well presented one bedroom terraced house with a private courtyard garden situated in a convenient location for local shops and access to New Milton. Ideal for single occupancy. Available 9th November 2026.



ENTRANCE PORCH

Accessed via composite front door with ceiling light, attractive tiled flooring, eye level cupboard provides access to general storage and fuse box, glazed door leads to:

SITTING ROOM (13' 3" X 8' 11") OR (4.05M X 2.73M)

Three wall light points, UPVC double glazed window facing front garden aspect. Attractive fireplace surround with electric coal effect fire, UPVC double glazed door which provides access to the courtyard garden. Sky connection point. Telephone point, power points, spiral staircase to first floor landing, smoke detector and opening provides access to:

KITCHEN (7' 10" X 6' 11") OR (2.40M X 2.12M)

Ceiling light point, UPVC double glazed window overlooking rear garden aspect. Continuation of tiled flooring, comprehensive range of eye level and floor mounted kitchen units with laminated wood grain effect roll top work surfaces, floor standing full size cooker with ceramic hob, oven and grill beneath. Space and plumbing for washing machine, space for upright fridge/freezer, wall mounted Dimplex heater, tiled splash backs, power points, single bowl sink unit with swan necked mixer tap with single drainer.

FIRST FLOOR LANDING

Ceiling light point, power points, door provides access to airing cupboard with factory lagged hot water cylinder with fitted immersion heater with slatted shelving above, door provides access to:

BEDROOM 1 (13' 4" X 8' 7") OR (4.06M X 2.62M)

Two wall light points, two sets of UPVC double glazed windows facing front garden aspect, power points, built-in double built-in wardrobe with hanging rail and shelf within.

BATHROOM (7' 4" X 5' 8") OR (2.24M X 1.72M)

Ceiling light point, Velux window facing rear garden aspect. White suite comprising panelled enclosed bath with twin hand grips and mixer taps with wall mounted Triton electric shower unit above with glazed shower screen. Low level WC, pedestal wash hand basin with tiled splash back, mirror, shaver socket and strip light above, wall mounted convector heater, bathroom fittings.

OUTSIDE

A lovely courtyard garden which has been paved and benefits from gravel edging. The garden is enclosed by quality close boarded panelled fencing and gate provides return access to front garden. Outside security floodlight. To the front of the property is a wall lantern and general dustbin storage cupboard. Outside water tap to rear garden.

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 proceed until reaching the traffic lights at Ashley. Turn left into Ashley Common Road and take the third turning right into Poplar Road then left fork into Ashlet Gardens.

WEB SITE

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

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

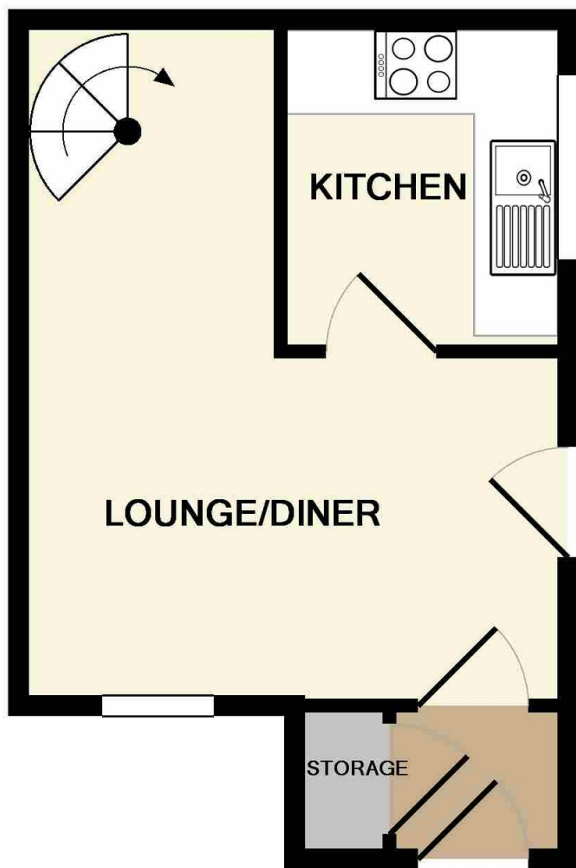
The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

PLEASE NOTE

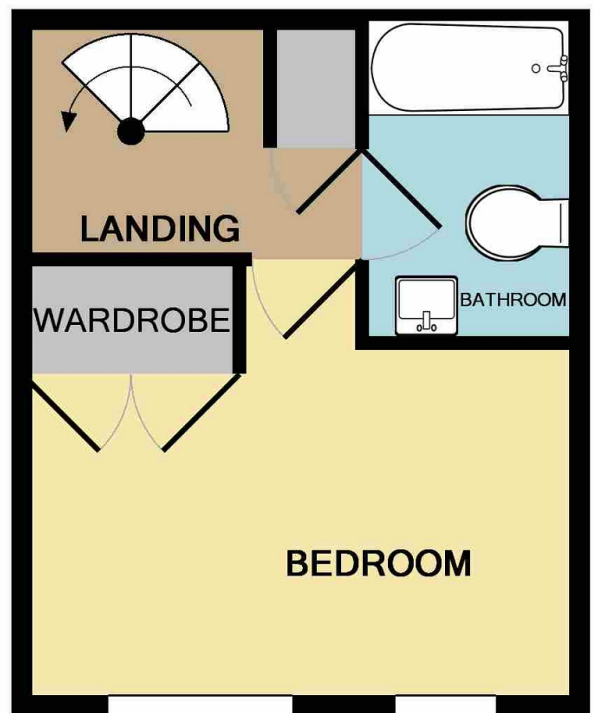
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

The EPC rating for this property is E53



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.