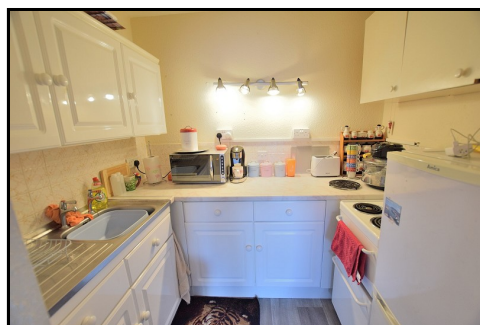




12 Homefield House, Barton Court Road, New Milton, Hampshire. BH25 6NP
£850 Monthly



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





**12 Homefield House, Barton Court Road, New Milton,
Hampshire. BH25 6NP**

£850 Monthly

A one bedroom retirement apartment (OVER 55'S) situated on the first floor of this conveniently located block at the southern end of New Milton high street, therefore within easy reach of the town's excellent amenities. Homefield House offers excellent communal facilities, including a residents' lounge and utility room. Available from the 21st of September 2026.



ENTRANCE HALL (8' 9" X 2' 11") OR (2.67M X 0.90M)

Textured ceiling, coving, ceiling light point, telephone point, central heating programmer, wall mounted intercom, radiator, carpeted floor coverings, door provides access to airing cupboard/storage cupboard housing water tank, safety trip consumer unit, slatted shelving, wall mounted light, access to stop cock.

SITTING ROOM (16' 7" X 10' 8") OR (5.06M X 3.26M)

Coved and textured ceiling, two wall light points, UPVC double glazed picture window overlooking the Westerly aspect of the building. Skirting heating, door provides access to boiler, power points, telephone point, Honeywell central heating thermostat, TV aerial point, carpeted floor coverings and archway provides access through to:

KITCHEN (7' 3" X 5' 6") OR (2.21M X 1.67M)

Textured ceiling, comprehensive range of eye level and floor mounted kitchen units with roll top work surface. Stainless steel sink, single drainer, hot and cold taps. Tiled splash backs, space for fridge/freezer, wall mounted extractor.

BEDROOM 1 (11' 9" X 8' 7") OR (3.59M X 2.62M)

Coved and textured ceiling, wall mounted light, UPVC tilt and turn double glazed window facing rear aspect, power points, emergency pull cord communicator and sliding wardrobe doors provide access to hanging rail with shelf and storage above.

SHOWER ROOM (6' 9" X 5' 8") OR (2.07M X 1.72M)

Modern refitted shower room comprising fully tiled, shower cubicle with bi-fold door providing access to Mira electric shower unit with pull down seat. Low level WC, corner wash hand basin with vanity unit beneath with corner display cabinet above with mirror fronted door and display lighting above. Additional wall lights, heated towel rail, laminate style flooring, wall mounted mirror, wall mounted extractor.

COMMUNAL FACILITIES

The building benefits from a communal laundry room which houses washing machines and tumble dryers, communal lounge, communal gardens for everyone to enjoy, visitor parking and general refuse area located to the rear of the building.

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 turn right at the traffic lights into Station Road and Homefield House will be found on the corner of Barton Court Road.

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

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.

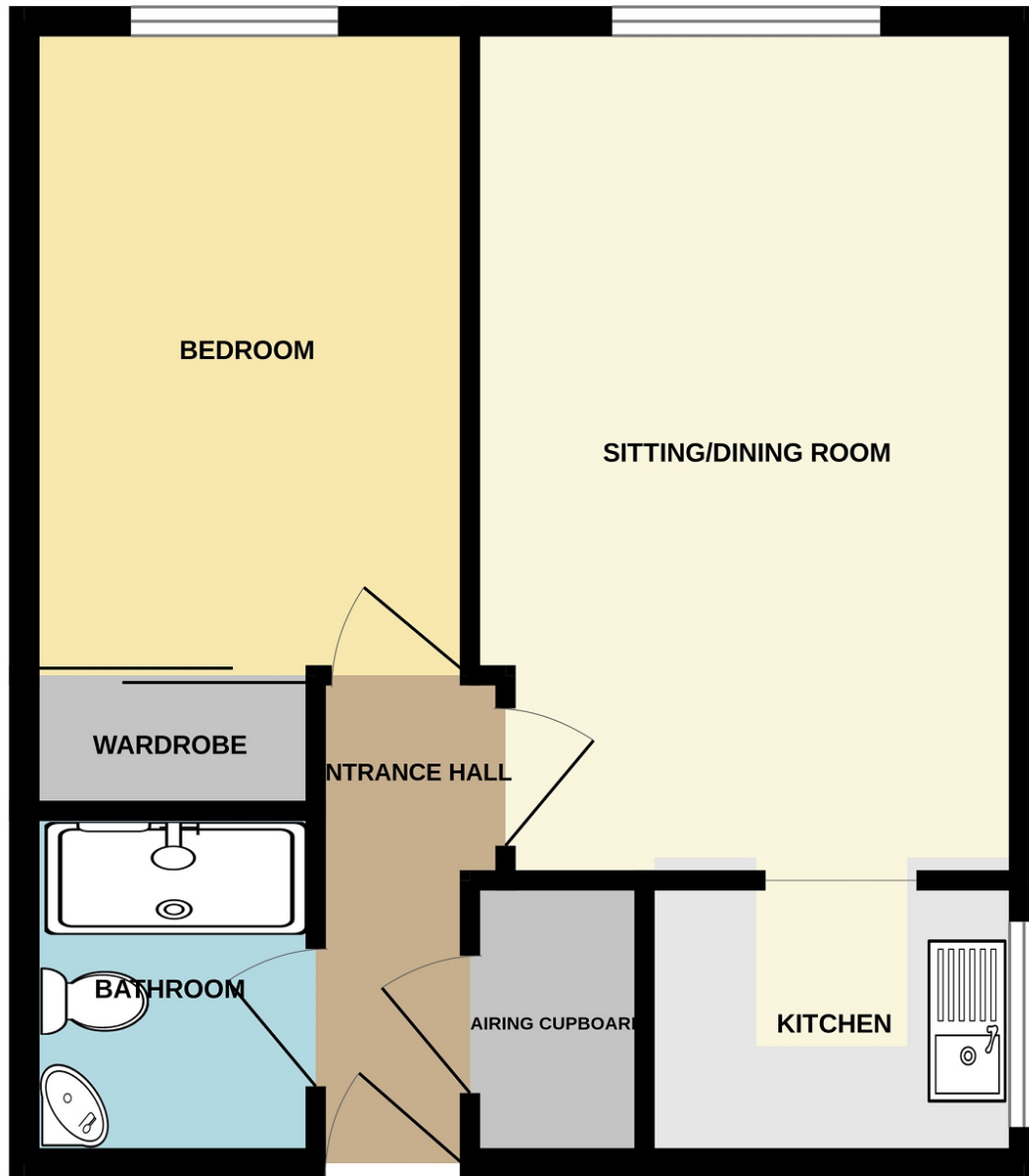
Complaints Procedure.

Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk

EPC RATING

The EPC rating for this property is C77

FIRST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 428 sq.ft. (39.8 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.