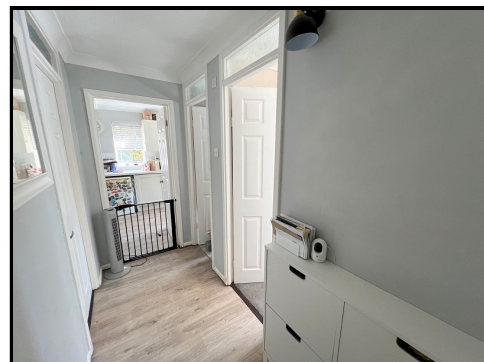




93 Eastlands, New Milton, Hampshire. BH25 5PJ

£169,950



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





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£169,950

A beautifully refurbished two bedroom ground floor flat located in a highly sought after development for the under 35's and. The property benefits from UPVC double glazing, kitchen, shower room, modern electric heating and communal parking, Direct access to gardens. Sole Agents



COMMUNAL ENTRANCE HALL

Accessed via communal security entrance door. Personal door providing access to:

ENTRANCE HALL

Coved ceiling, wall light, broom cupboard with coats hooks and shelf.

SITTING ROOM (10' 10" X 9' 6") OR (3.30M X 2.90M)

Aspect to the side elevation through UPVC double glazed window. Feature glazed UPVC double glazed door, matching side windows providing views and access onto the gardens. Two wall light points, TV aerial point, power points. Openway through to:

KITCHEN (11' 10" X 3' 3") OR (3.60M X 1.00M)

Aspect to the side and front elevations through UPVC double glazed windows. Single bowl single drainer composite sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine and fitted under counter freezer. Fitted electric oven, electric hob and extractor fan over. Eye level storage cupboards, Power points. Cupboard housing new pressurised water system.

BEDROOM 1 (10' 10" X 9' 2") OR (3.30M X 2.80M)

Aspect to the rear elevation through UPVC double glazed window. Coved ceiling, wall light, electric modern heater. TV connections for wall mounted TV. Power points.

BEDROOM 2 (7' 3" X 6' 7") OR (2.20M X 2.00M)

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

SHOWER ROOM

Obscure UPVC double glazed window facing front elevation. Coved ceiling, ceiling light point. Fully tiled wall surrounds, low level WC with concealed cistern. Wash hand basin with monobloc mixer tap and storage beneath. Large mirror over and storage cupboard, heated towel rail, walk-in shower cubicle with large glazed screen, thermostatically controlled shower unit.

OUTSIDE

The property benefits from communal parking and is surrounded by communal grounds being mostly laid to lawn with a selection of shrubs and trees. The flat enjoys direct access onto the lawned area.

LEASEHOLD & MAINTENANCE FEES

The Vendors inform us the maintenance costs per annum are apx £1,400 and the Lease ends on 31st August 2180

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over into Ashley Road and take the 5th turning right into Caird Avenue. Continue on until reaching Ashington Park on the right (just before reaching A337) then take the left fork into Eastlands.

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.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

COUNCIL TAX

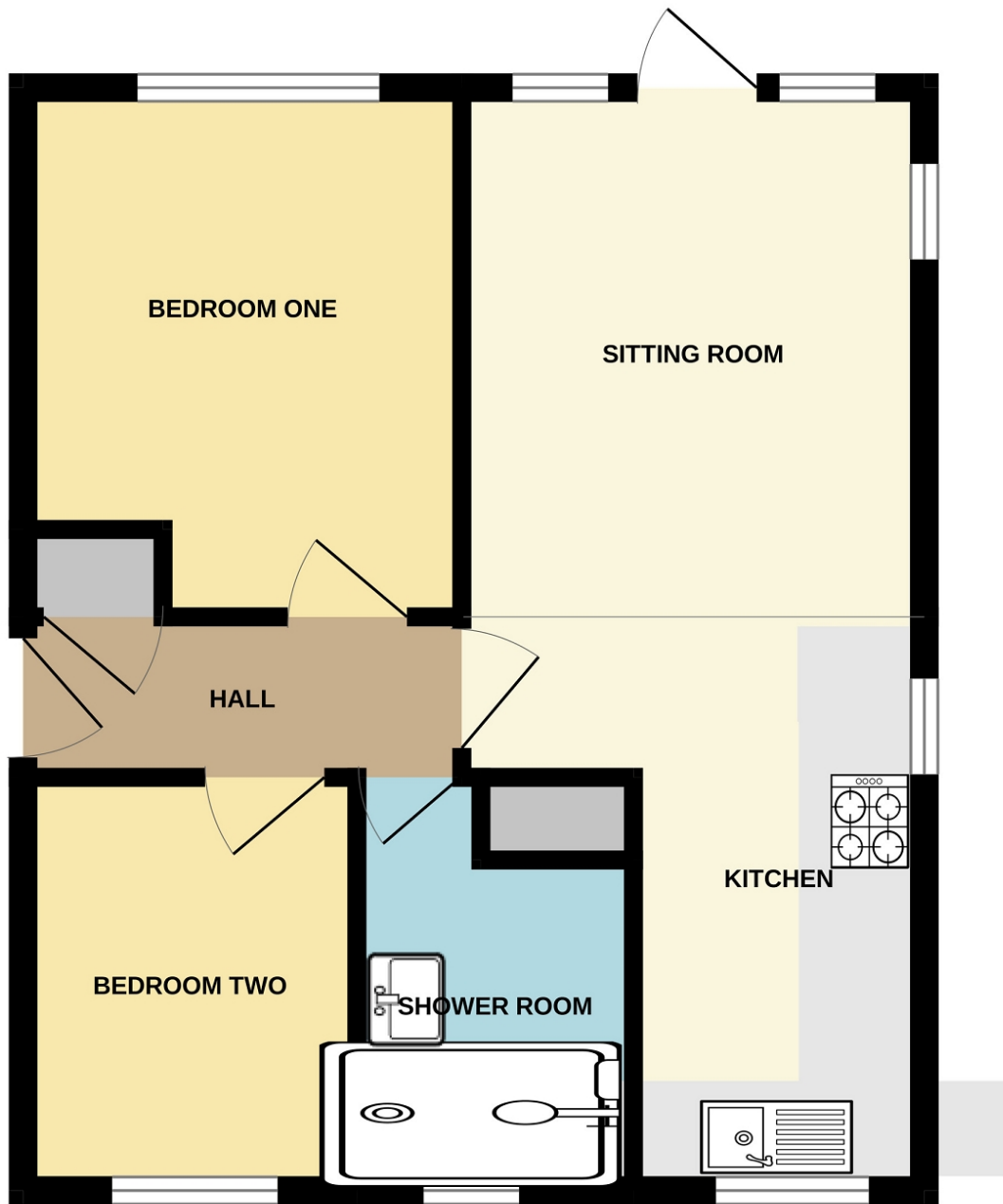
The council tax for this property is band B

EPC RATING

The EPC rating for this property is D58



GROUND FLOOR
424 sq.ft. (39.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 424 sq.ft. (39.3 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 & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.