



Jasmine House 4 Kings Road, New Milton, Hampshire. BH25 5AY

£625,000



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





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A character four bedroom four reception room detached house ideally located within short walk of local shopping parade and New Milton Town Centre. Features of the property include Entrance Hall, Sitting Room, Conservatory, L shaped Kitchen/ Breakfast Room, Study, Utility, ground floor Cloakroom, Bath/Shower Room, Clearview wood burner. Buildings including summerhouse, private gardens, off road parking.



ENTRANCE PORCH

Accessed by UPVC double glazed front door, aspect to side elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiator, tiled flooring. Door provides access to:

ENTRANCE HALL

Staircase to first floor landing, aspect to the side elevation through UPVC double glazed window. Double panelled radiator, power point, wall mounted thermostat for central heating. Under stairs storage cupboard. Feature wood block flooring. Wall light.

SITTING ROOM (11' 11" X 11' 10") OR (3.63M X 3.61M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, wall lights, TV aerial point, power points, panelled radiator, recessed Clearview woodburner with stone hearth and ornate wooden mantel. Openway with folding doors provides access to:

CONSERVATORY (17' 0" X 14' 2") OR (5.18M X 4.31M)

Brick walling, double glazed windows and central double opening French doors providing access and views onto rear garden. Vaulted Polycarbonate roof, panelled radiators, tiled flooring, power points.

KITCHEN/BREAKFAST ROOM (18' 7" MAX X 16' 1" MAX) OR (5.66M MAX X 4.90M MAX)

Aspect to the front elevation through UPVC double glazed windows, smooth finished ceiling, ceiling light, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base cupboards beneath. Integrated dishwasher. Fitted stainless steel electric double oven with matching Bosch five ring gas hob. Stainless steel splash back and canopy extractor fan over. Recess for American style fridge/freezer, eye level storage cupboards, part tiled wall surrounds. Additional work surface extending along one wall with base drawers and cupboards beneath. Aspect to both side and rear elevations through UPVC double glazed windows. Wood block flooring, smooth finished ceiling, ceiling light, sliding UPVC double glazed patio doors providing access and views onto rear garden. Open fire, return door to Entrance Hall.

STUDY (11' 11" X 7' 10") OR (3.62M X 2.40M)

UPVC double glazed window to rear elevation. Smooth finished ceiling, ceiling light, double panelled radiator, tiled flooring, door provides access to side elevation via covered entrance.

UTILITY ROOM

Smooth finished ceiling, ceiling light, recess for washing machine and tumble dryer with storage cupboard to side, tiled flooring, openway through to:

CLOAKROOM

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, Wall light, low level WC, wash hand basin with tiled splash back, tiled flooring.

LANDING

Obscure UPVC double glazed window to front. Smooth finished ceiling, hatch to loft area, panelled radiator, wall light, storage cupboard and shelving.

BEDROOM 1 (11' 11" X 11' 8") OR (3.64M X 3.55M)

Aspect to the front and rear elevations through UPVC double glazed windows. Wall lights, double panelled radiator. Power points, connection for wall hung television.

BEDROOM 2 (12' 0" X 11' 11") OR (3.66M X 3.64M)

Aspect to both front and rear elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiators, power points, fitted wardrobe comprising two double and one single unit with hanging rails and shelving, wood flooring.

BEDROOM 3 (10' 9" X 10' 5") OR (3.27M X 3.17M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiator. Fitted wardrobe comprising double unit with mirror fronted sliding doors, hanging rail and shelf and additional storage to side with shelving and cupboard over.

BEDROOM 4 (8' 10" X 5' 1") OR (2.69M X 1.56M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, power points.

BATH/SHOWER ROOM (9' 5" X 6' 2") OR (2.88M X 1.89M)

Obscure UPVC double glazed window to front, smooth finished ceiling, extractor fan, fully tiled wall surrounds, panelled bath unit with central monobloc mixer tap and shower attachment, pedestal wash hand basin, low level WC, double shower cubicle with thermostatically controlled shower and sliding shower screen, tiled flooring, wall light, wall light.

OUTSIDE

The front garden is designed for easy maintenance being mainly shingled with shrub and flower beds. The garden is enclosed by picket fencing to the front boundary and panelled and close board fencing to either of the side elevations. Water tap and lighting. The driveway proceeds along the side elevation providing parking off road parking for numerous cars and boat/caravan subject to size. Agents Note: Currently there is a motor home which is being used as an office this is available to remain or can be removed depending on the buyers preference. From the driveway there is an openway through to the rear garden.

REAR GARDEN

Adjoining the rear of the garden is a paved patio area with the remainder of the garden being laid to lawn with a selection of well established shrub and flower beds. The patio extends to a larger area into the garden where there is a Hot Tub (which can be negotiated for) The garden is enclosed behind fencing and there is a Summerhouse with kitchen area to the front with tiled work surface and storage beneath.



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 continue on this road until reaching Kings Road on the left just before the shopping parade at Ashley.

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 may have the benefit of AI 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.

COUNCIL TAX

The council tax for this property is band E

EPC RATING

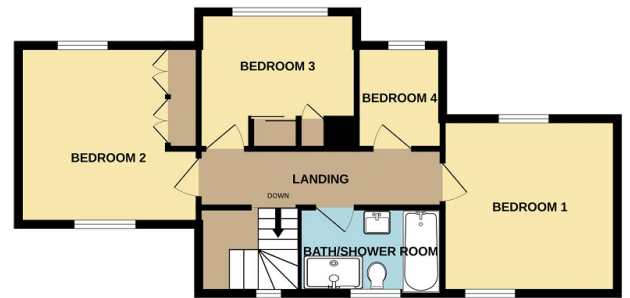
The EPC rating for this property is D56



GROUND FLOOR
834 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENT

TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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.