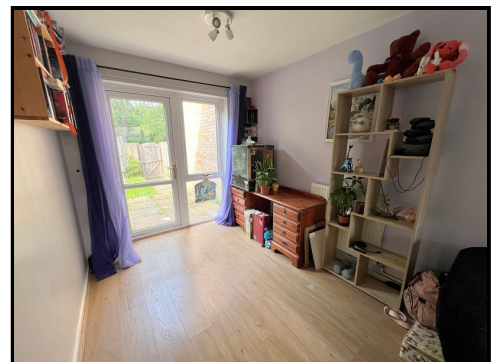




**14 Eastlands, New Milton, Hampshire. BH25 5PH**

**£224,950**



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





**14 Eastlands, New Milton, Hampshire. BH25 5PH**

**£224,950**

A two bedroom mid terrace house designed for the under 35s located within a short walk of local Supermarket and New Milton High Street and railway station. Features of the property include entrance porch, sitting room, dining room, kitchen, modernised bathroom, UPVC double glazing, electric boiler fed central heating, enclosed gardens, communal parking, Sole Agents.



## ENTRANCE LOBY

Accessed via UPVC front door, ceiling light, storage cupboards with shelving and electric boiler, consumer unit and power point. Door providing access to:

## SITTING ROOM (14' 6" X 10' 6") OR (4.43M X 3.19M)

Aspect to the front elevation through UPVC double glazed window. Double panelled radiator, power points, TV aerial point, programmer and time clock for central heating, open way through to:

## DINING ROOM (9' 1" X 7' 9") OR (2.78M X 2.37M)

Aspect to the rear elevation through UPVC double glazed window, door providing access to rear patio and garden beyond, ceiling light, panelled radiator, power points.

## KITCHEN (9' 1" X 6' 7") OR (2.78M X 2.01M)

Aspect to the rear elevation through UPVC double glazed window. One and a half bowl single drainer stainless steel sink unit set into a monobloc work surface extending along three walls with range of base drawers and cupboards beneath. Wine shelf, recess for under counter fridge/freezer, fridge and washing machine, part tiled wall surrounds, eye level storage cupboards, recess for electric cooker with extractor fan over.

## FIRST FLOOR LANDING

Panelled radiator, ceiling light, smoke detector, hatch to loft area.

## BEDROOM 1 (11' 3" X 8' 10" MAX) OR (3.44M X 2.68M MAX)

Aspect to the front elevation through UPVC double glazed window, ceiling light, TV aerial connection, eaves storage cupboard, large double wardrobe with hanging rail and shelf.

## BEDROOM 2 (10' 7" X 6' 7") OR (3.23M X 2.01M)

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

## BATHROOM (6' 11" X 5' 2") OR (2.10M X 1.57M)

Obscure UPVC double glazed window to rear. Extractor fan, ceiling light, part tiled wall surrounds, panelled bath with thermostatically controlled shower unit with rain effect shower head, hand held shower attachment. Wall hung wash hand basin with low level WC, heated towel rail, wall mounted triple fronted medicine cabinet.

## OUTSIDE

The front garden is mostly laid to lawn with a central paved pathway providing access to front door where there is an outside storage cupboard and light.

## REAR GARDEN

Paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn and enclosed behind both close board fencing and brick walling. Shrub and flower beds, outside water tap.

## PARKING

There are a number of communal parking areas within a very short walk.

## LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the property is held on the remainder of a 199 year lease with a maintenance charge payable for the up-keep of the communal areas and front gardens of approximately £500.00 per annum and a ground rent of £85 per annum.

## 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 cross over at the lights into Ashley Road and take approximately 5th turning right into Caird Avenue. Continues until reaching Ashington Park and this leads into Eastlands.

## 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. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 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.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 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.

## TENURE

The resale tenure for this property is Leasehold

## COUNCIL TAX

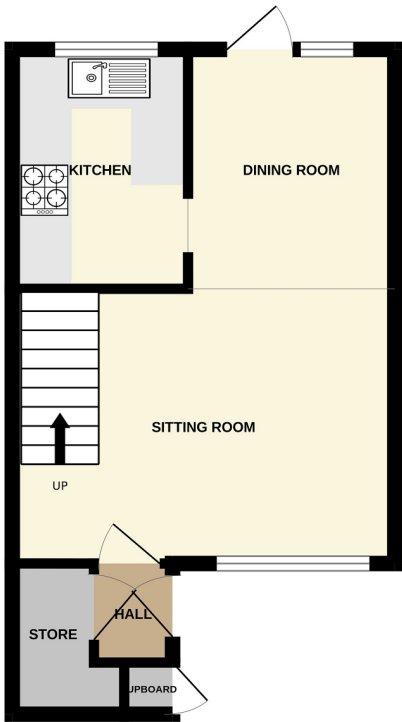
The council tax for this property is band B



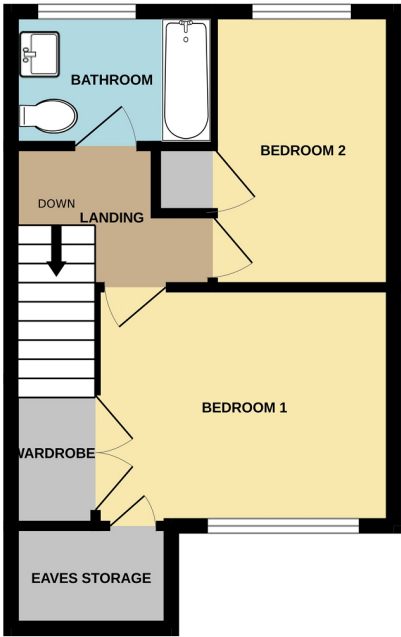
EPC RATING

The EPC rating for this property is E51

GROUND FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 629 sq.ft. (58.5 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.

Made with Metropix ©2025

**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.