

35 Albert Road, New Milton, Hampshire. BH25 6SP

£339,950







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



35 Albert Road, New Milton, Hampshire. BH25 6SP

£339,950

A spacious three bedroom semi-detached house located within a short walk of New Milton town centre. Features of the property include Entrance Hall, Ground Floor Shower Room, Sitting/Dining Room, Kitchen, Bathroom, Garage, Gardens, Sole Agents, end of chain.







ENTRANCE
Recessed entrance with outside lighting and UPVC double glazed door providing access to:

ENTRANCE HALL
Staircase to first floor landing, aspect to the side elevation through UPVC double glazed window. One single, one double panelled radiator, power point, cupboard with power point and shelving.

SHOWER ROOM
Ground floor shower with UPVC double glazed window to side. Extractor fan, recessed lighting, part tiled wall surrounds, low level WC, wash hand basin with monobloc mixer tap and storage beneath, recessed shower with Mira shower unit and glazed door, heated towel rail.

SITTING ROOM/DINING ROOM (17' 0" X 15' 11") OR (5.19M X 4.86M)
Aspect to the side and rear elevations through UPVC double glazed windows with additional sliding UPVC patio doors providing access onto rear garden. Smooth finished ceiling, ceiling light point, two double panelled radiators, electric fire with tiled surround, hearth and wooden mantel. TV aerial point, power points. Under stairs storage cupboard.

KITCHEN (9' 5" X 9' 5") OR (2.87M X 2.86M)
Aspect to the front elevation through UPVC double glazed window. Ceiling light, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath, fitted Hotpoint electric double oven with four ring electric hob incorporating an extractor fan over. Recess for washing machine, dishwasher and threequarter height fridge/freezer, eye level storage cupboards, part tiled wall surrounds, range of power points.

FIRST FLOOR LANDING
Ceiling light, access to loft are, power point, cupboard housing Glow Worm gas fired boiler with hanging rail and slatted shelving.

BEDROOM 1 (14' 10" X 9' 10") OR (4.53M X 3.00M)
Aspect to the rear elevation through UPVC double glazed windows. Panelled radiator, power points, triple wardrobe unit with sliding doors, hanging rails and shelving. Dressing table incorporating drawers with matching bedside cabinets.

BEDROOM 2 (11' 9" X 9' 8") OR (3.58M X 2.95M)
Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator, power points. Triple wardrobe with sliding doors, hanging rails and shelving. Power points.

BEDROOM 3 (10' 0" X 6' 11") OR (3.04M X 2.11M)
Aspect to the rear elevation through UPVC double glazed window. Panelled radiator, power points, currently designed as an office incorporating fitted desk with drawers and storage cupboard to side.

BATHROOM (6' 4" X 5' 9") OR (1.93M X 1.74M)
Obscure UPVC double glazed window to front. Recessed light, fully tiled wall surrounds, low level WC, wash hand basin with monobloc mixer tap. Wall mounted mirror fronted medicine cabinet, bath unit with monobloc mixer tap and wall mounted Mira Jump Shower Unit, radiator.

FRONT GARDEN
The garden is mostly laid to lawn with a driveway providing off road parking and access to the front door. Pathway extends along the side elevation where there is an outside water tap and personal gate providing access to:

REAR GARDEN
The rear of the property is a patio area with the remainder of the garden being laid to lawn and enclosed behind panelled fencing. There is a selection of shrub and flower beds. Within the garden there is a greenhouse.

GARAGE
Accessed via a personal door from the rear garden with remote controlled up and over door to the front and additional parking space.

DIRECTIONAL NOTE
From our Office in Old Milton Road proceed down the road taking the second turning right into Gore Road. Take the third turning right into Albert Road.

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.

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.

TENURE
The resale tenure for this property is Freehold













GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 878 sq.ft. (81.6 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 ©2026

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.