



86 Carisbrooke Court, New Milton, Hampshire. BH25 5UE

£1,150 Monthly



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





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A two bedroom mid-terrace unfurnished house to let situated on a popular development. The property benefits from Lounge, Kitchen and Conservatory overlooking South facing rear garden. Two first floor bedrooms and modern bathroom. Off road parking on driveway. Available in November 2026.



ENTRANCE PORCH (3' 6" X 2' 10") OR (1.06M X 0.87M)

Accessed via composite front door. Ceiling light, wood laminate style flooring, glazed door provides access to:

SITTING ROOM (17' 9" X 10' 1") OR (5.41M X 3.08M)

Two ceiling light points, mains voltage smoke detector, UPVC double glazed window facing front garden aspect and driveway, power points, telephone point, Virgin Media connection point. Wall mounted storage heater, attractive wood style laminate flooring, half turn staircase to first floor landing, under stairs storage cupboard, TV aerial point and glazed door provides access back to kitchen.

KITCHEN (10' 1" X 7' 11") OR (3.07M X 2.42M)

Ceiling light, coving, UPVC double glazed window with view of garden via Conservatory with single glazed door to one side. Comprehensive range of eye level and floor mounted storage units in a light wood effect finish. Stainless steel style handles. Newly fitted floor standing electric oven. Stainless steel sink with swan necked mixer tap. Space and plumbing for automatic washing machine, space for upright fridge/freezer and breakfast table. Tiled splash backs. Power points, newly fitted Vinyl floor and door provides access to:

CONSERVATORY (9' 0" X 9' 1") OR (2.75M X 2.76M)

Part brick and part UPVC under a double glazed pitched roof with numerous window openers and fitted blinds and UPVC double glazed door provides access to patio and rear garden which benefits from being a South facing aspect. Wood laminate style flooring, power points and two wall mounted lights.

FIRST FLOOR LANDING (10' 0" X 2' 8") OR (3.06M X 0.81M)

Access to loft via a roof hatch, ceiling light point, mains voltage smoke detector, door provides access to airing cupboard with factory lagged hot water cylinder with two heating elements. Door provides access to:

BEDROOM 1 (10' 2" X 11' 2") OR (3.09M X 3.40M)

Ceiling light point, UPVC double glazed window facing front aspect, wall mounted heater, power point, built-in storage cupboard with hanging rail and fitted display shelf.

BEDROOM 2 (10' 11" X 9' 0") OR (3.33M X 2.75M)

Ceiling light point, UPVC double glazed window facing front aspect, wall mounted electric heater, power points.

BATHROOM (6' 6" X 6' 0") OR (1.98M X 1.82M)

Modern white suite comprising panelled enclosed bath with twin hand grips with mixer taps with shower attachment over. Glazed shower screen, low level WC with push button flush, wash hand basin with pop-up waste with monobloc mixer tap with wall mounted mirror above with strip light and shaver socket above. Opaque UPVC double glazed window facing rear aspect, wall mounted extractor, wood laminate style tiled flooring, tiling to half height and to full height over bath area. Wall mounted electric towel rail heater and additional towel rail.

OUTSIDE

Block paved drive provides off road parking with shrub border to one side and one adjoining the front of the house. Under cover arched opening provides access to electric meter boxes and gate which leads to rear garden.

REAR GARDEN

South backing and benefits from tin storage shed, paving, laid to lawn and enclosed by close boarded fencing with shrubs and bushes to rear boundary.

VIEWING ARRANGEMENTS

Viewing 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

Proceed down Old Milton Road and take the second right into Gore Road. Continue until reaching Stem Lane on the right proceeding up Stem Lane until reaching Chatsworth Way on the right. Take approximately 4th turning right into Carisbrooke Court.

WEBSITE

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.

DPS

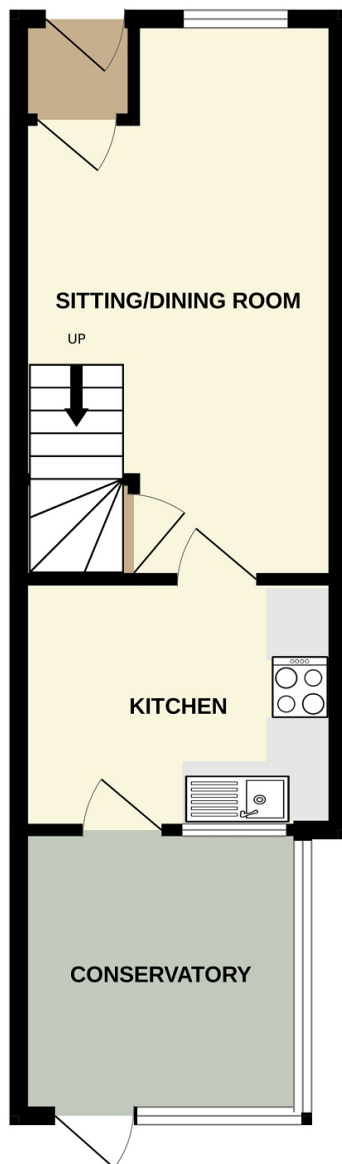
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

The EPC rating for this property is E54



GROUND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



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



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 650 sq.ft. (60.4 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.