



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

£249,950



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





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A two bedroom end of terrace house located in a popular residential development overlooking an adjacent green. Features of the property include entrance porch, lounge/dining room, kitchen, bathroom, upvc double glazing, gas fired central heating. Gardens and Sole Agents.



ENTRANCE PORCH

Accessed via a UPVC double glazed door, consumer unit, ceiling light, door providing access to:

SITTING ROOM/DINING ROOM (18' 9" X 12' 4") OR (5.72M X 3.77M)

Access to the front elevation through UPVC double glazed window. Two double panelled radiators, range of power points, TV connections for wall hung television, two ceiling light points, staircase to first floor landing.

KITCHEN (8' 3" X 12' 5") OR (2.51M X 3.78M)

Aspect to the rear elevation through UPVC double glazed window and matching door providing access onto rear patio and garden beyond. Single bowl single drainer stainless steel sink unit set into a work surface extending along three walls with range of base drawers and cupboards beneath, recess for washing machine, fitted stainless steel electric oven with four ring gas hob and extractor canopy over. Part tiled wall surrounds, eye level storage cupboards, recess for full height fridge/freezer, tiled flooring, additional work surface with recess for tumble dryer and storage cupboards to side.

FIRST FLOOR LANDING

Hatch to loft area, ceiling light.

BEDROOM 1 (12' 4" X 10' 5") OR (3.76M X 3.17M)

Aspect to the front elevation overlooking adjacent green. Smooth finished ceiling, ceiling light, double panelled radiator, power points, fitted wardrobes comprising three double units comprising hanging rails and shelving.

BEDROOM 2 (12' 4" X 8' 2") OR (3.76M X 2.50M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points, recessed airing cupboard housing lagged hot water cylinder with slatted shelving over.

BATHROOM (8' 6" X 4' 8") OR (2.59M X 1.43M)

Obscure UPVC double glazed window to side, recessed lighting, fully tiled wall surrounds with white bath, electric shower, low level WC, pedestal wash hand basin with monobloc mixer tap, heated towel rail, wall mounted medicine cabinet and tiled flooring.

OUTSIDE

The front garden is enclosed behind picket fencing and is mostly laid to lawn with a paved pathway providing access to the front door. The pathway continues along the side elevation via a personal gate leading to:

REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being mostly laid to lawn and enclosed behind fencing with personal gate providing access onto rear pathway which in turn leads to the parking area. Located on the rear boundary is a garden store and the garden enjoys a Southerly aspect.

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 take the second turning right into Gore Road and proceed until reaching Stem Lane on the right. Proceed up Stem Lane and take the first entrance on the right into Chatsworth Way and Carisbrooke Court will be found at the head of Chatsworth Way.

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

COUNCIL TAX

The council tax for this property is band B

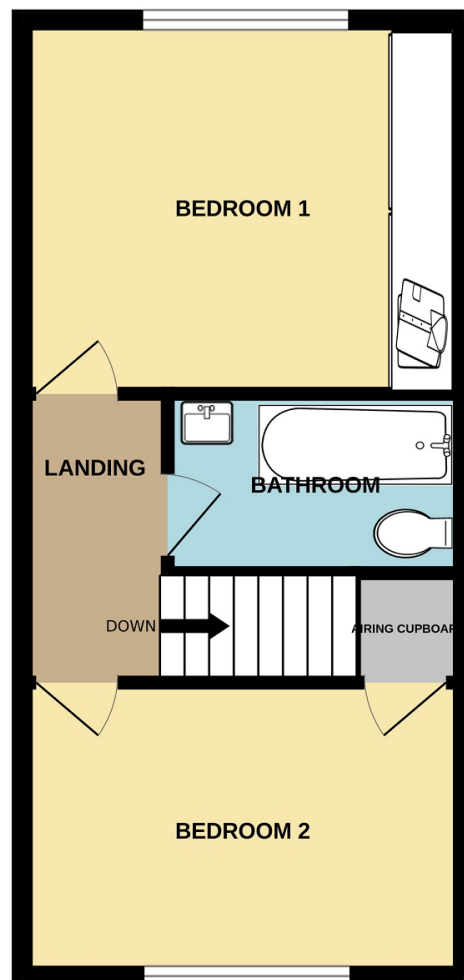
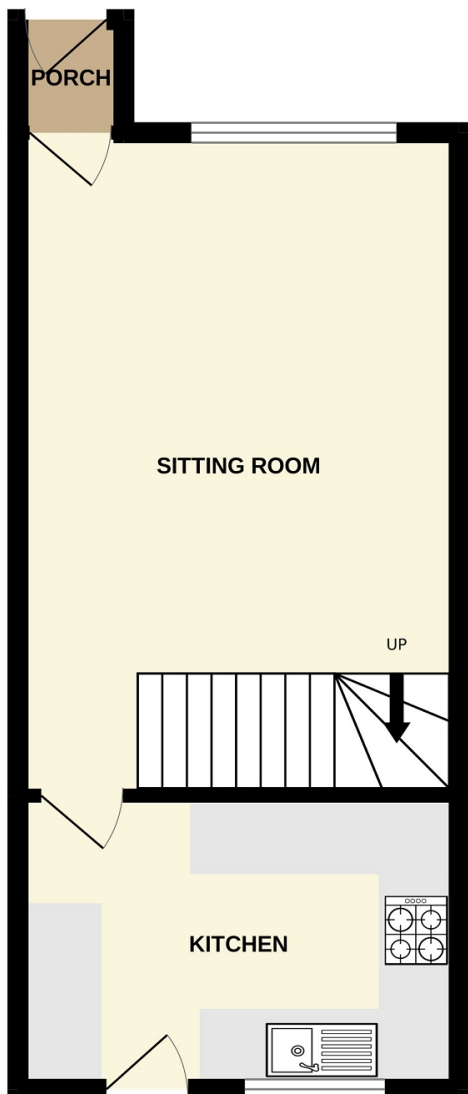
EPC RATING

The EPC rating for this property is D60



GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 679 sq.ft. (63.1 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.