



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

**Guide Price £239,950**



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





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A very well presented 2 bedroom house is located on a highly sought after location specifically designed for purchasers under the age of 35. Features of the property include Entrance porch/study, sitting room, dining area, modern kitchen, modern bathroom, garden with wooded backdrop and communal parking.



## ENTRANCE PORCH (6' 4" X 5' 8") OR (1.92M X 1.72M)

Accessed via UPVC double glazed front door, wood flooring, ceiling light, wall mounted consumer unit, cupboard with recess for tumble dryer and further storage above. Study area with fitted wood work desk and power points.

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

Aspect to the front elevation through UPVC double glazed window, ceiling light, power points, t.v aerial point, staircase to first floor landing, wood flooring and panelled electric radiator. Open way through to:

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

UPVC double glazed french doors leading to rear garden, ceiling light, power points and open way through to:

## KITCHEN (6' 7" X 8' 10") OR (2.01M X 2.68M)

Aspect to the rear elevation through UPVC double glazed window, single bowl single drainer sink unit with monobloc mixer tap set in to a working surface extending along three walls and incorporating breakfast bar area. Range of base drawers and cupboards, recess for dishwasher, washing machine, electric stainless steel cooker, induction hob and canopy extractor fan over. Recess for full height fridge/freezer. Eye level storage cupboards, part tiled wall surrounds, wood flooring and power points.

## FIRST FLOOR LANDING

Hatch to loft area, power point, airing cupboard housing pre-lagged hot water cylinder with fitted immersion and slatted shelving above.

## 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, electric panelled radiator, eaves storage cupboard, power points and t.v connections for wall mounting. Large recessed 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, power points, wall hung electric heater, recessed double wardrobe with hanging rail and shelf.

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

Modern fittings, obscure UPVC double glazed window to rear, ceiling light, fully tiled wall surrounds, large walk in double shower cubicle with glazed shower screen, electric shower and display recessed niche. Extractor fan, wall hung wash hand basin with storage drawer beneath, heated towel rail, low level w.c and tiled flooring.

## OUTSIDE

A central pathway provides access to the front door with the remainder of the garden being laid to lawn.

## REAR GARDEN

This is one of the main features of the property and is enclosed behind both brick walling and close board fencing with a wooded backdrop. The garden is designed for easy maintenance having a main decking area with a gate leading to the rear path. Within the garden there is raised flower beds and outside water tap.

## LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the maintenance fee is £437.00 per annum, the ground rent is £85.00 and there are approximately 154 years remaining on the lease.

## DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and take the fifth turning right into Caird Avenue. Proceed along Caird Avenue past Tesco Superstore and turn right on reaching Ashington Park and then into Eastlands.

## 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.

## TENURE

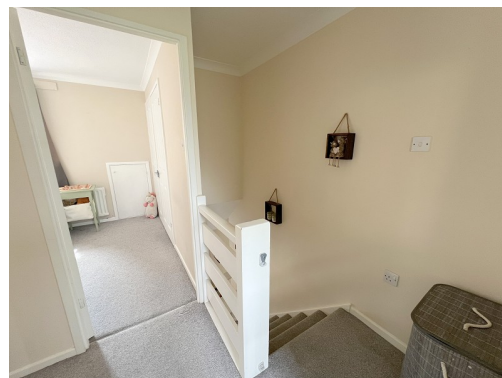
The resale tenure for this property is Leasehold

## COUNCIL TAX

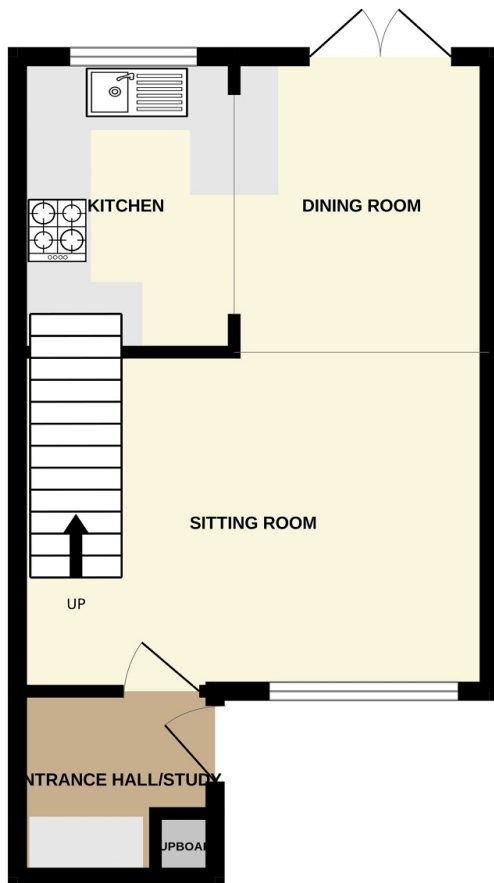
The council tax for this property is band B

## EPC RATING

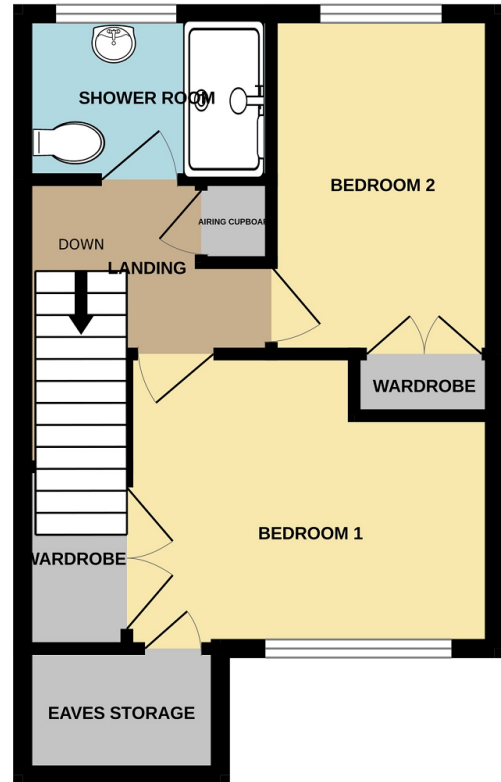
The EPC rating for this property is E54



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.  
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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.