



71 High Ridge Crescent, New Milton, Hampshire. BH25 5BU

£535,000



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





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A beautifully presented three double bedroom detached house located in a popular residential area within easy access to New Milton town centre and local shopping parade. Features of the property include oak doors, sitting room, cloakroom, conservatory, kitchen/breakfast room, bath/shower room and En-suite shower room. Off road parking, garage and large west facing rear garden.



ENTRANCE HALL

Accessed via composite front door, staircase to first floor landing. Smooth finished ceiling, recessed lighting, panelled radiator, thermostatic control for central heating. Power points, under stairs storage cupboard.

CLOAKROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, part tiled wall surrounds, low level WC, wash hand basin with monobloc mixer tap and storage beneath, wall mounted mirror and tiled flooring.

SITTING ROOM (21' 4" X 11' 0") OR (6.50M X 3.35M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, two double panelled radiators, power points, TV aerial connection, feature electric fireplace set into a surround, hearth and mantel. Double glazed French doors providing access into Conservatory.

KITCHEN/BREAKFAST ROOM (20' 8" X 12' 0") OR (6.30M X 3.66M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, two ceiling light points, one and a half bowl single drainer composite sink unit with composite mixer tap set into a work surface with range of base cupboards beneath, recess for washing machine. Breakfast bar area providing seating for approximately three. Part tiled wall surrounds, eye level storage cupboards, additional work surface with Neff four ring gas hob and stainless steel extractor canopy over. Base drawers beneath. Fitted stainless steel electric double oven with storage above and beneath and larder style cupboard to side, recess for American style fridge/freezer, tiled flooring, UPVC double glazed door providing access onto the side elevation and double opening UPVC double glazed French doors leading to Conservatory.

CONSERVATORY (21' 9" X 9' 11") OR (6.63M X 3.02M)

Fixed UPVC roof, double panelled radiator of UPVC double glazed construction with double glazed windows and central double glazed French doors leading to patio and garden beyond, tiled flooring, double panelled radiator, power points.

GALLERY LANDING

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, hatch to loft area with pull down loft ladder. Airing cupboard with pre-lagged hot water cylinder, fitted immersion heater and slatted shelving surrounding. Drayton programmer and time clock.

BEDROOM 1 (14' 7" X 11' 1") OR (4.45M X 3.38M)

Aspect to the rear elevation through UPVC double glazed window. Double panelled radiator, range of power points.

SHOWER ROOM

Obscure UPVC double glazed window to front elevation. Smooth finished ceiling, recessed lighting, low level WC, large double walk-in shower with rain effect shower head and hand held shower attachment. Large sink unit with two mixer taps, storage drawers beneath, three quarter height storage cupboards to side, large mirror, tiled splash back and shaver point.

BEDROOM 2 (12' 5" X 11' 4") OR (3.78M X 3.45M)

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

BEDROOM 3 (9' 0" X 7' 11") OR (2.74M X 2.41M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, power points.

BATH/SHOWER ROOM

Obscure UPVC double glazed window to front, smooth finished ceiling, ceiling light, part tiled wall surrounds, panelled bath, central monobloc mixer tap and shower attachment, low level WC with concealed cistern and matching sink unit to side, mixer tap and storage cupboards and drawers. Corner shower cubicle with sliding glazed shower screen, tiled flooring and heated towel rail.

OUTSIDE

To the front elevation there is a driveway providing parking for two to three cars with the remainder of the garden being laid to shrub and flower beds. The garden is bounded behind both panelled fencing and picket fencing to the front boundary.

GARAGE (17' 11" X 8' 6") OR (5.46M X 2.60M)

Up and over door, power and light, Worcester/Bosch gas fired boiler.

REAR GARDEN

One of the main features of the property with a raised paved patio area adjoining the rear of the property with the remainder of the garden mostly laid to lawn with a selection of shrub and flower beds. Located to the rear boundary is a shingled seating area and raised vegetable plot. The whole garden is enclosed behind close board and panelled fencing and there is a large space for shed.

VIEWING ARRANGEMENTS

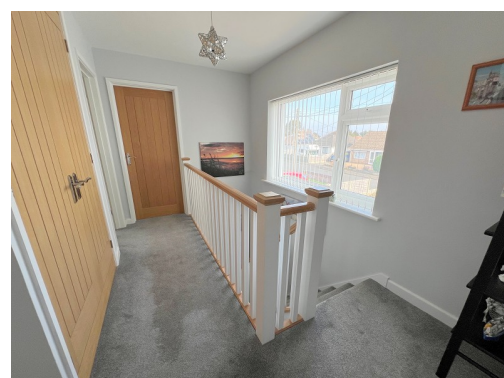
Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the main traffic lights into Ashley Road and follow this road until reaching Ashley shortly turning right into High Ridge Crescent.

TENURE

The resale tenure for this property is Freehold



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.

COUNCIL TAX

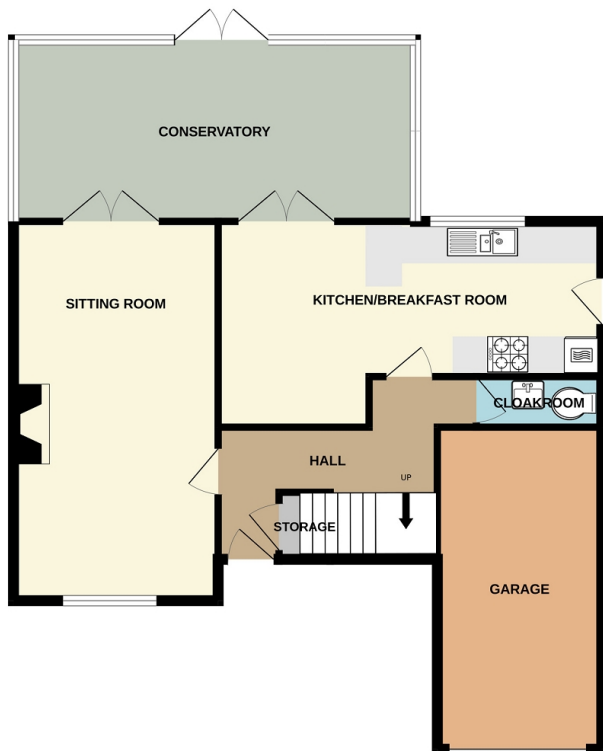
The council tax for this property is band E

EPC RATING

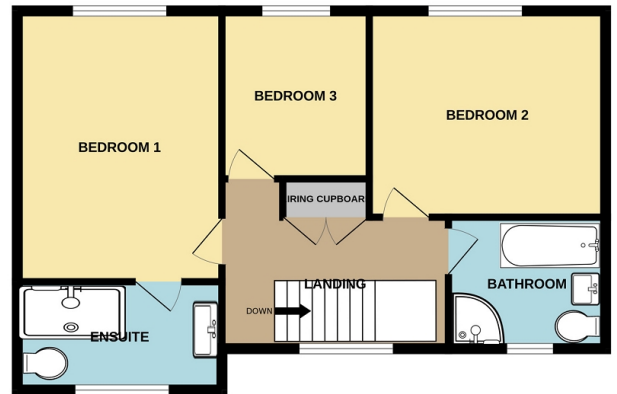
The EPC rating for this property is D62



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1499 sq.ft. (139.2 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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