



5 Clifton Court Lymington Road, New Milton, Hampshire. BH25 6PZ

£155,000



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





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£155,000

A one bedroom first floor flat located within a short walk of local shopping parade and within similar distance of New Milton town centre and Barton on Sea cliff top. Features of the property include Sitting/Dining room, Bedroom, Kitchen, Bathroom, allocated parking, vacant possession.



COMMUNAL ENTRANCE DOOR

Staircase leading to first floor. Personal door leading to:

ENTRANCE HALL

Ceiling light, programmer and time clock for central heating, thermostatic control, security entry phone, large storage cupboard with shelving.

SITTING ROOM/DINING ROOM (15' 1" X 10' 0") OR (4.60M X 3.06M)

Aspect to the front elevation through double glazed windows. Ceiling light, power points, double panelled radiator, electric fire with surround and mantel.

KITCHEN (9' 4" X 7' 1") OR (2.84M X 2.15M)

Aspect to the rear elevation through double glazed window. One and a half bowl single drainer with monobloc mixer tap set into a working surface extending along one wall with base drawers and cupboards beneath. Recess for washing machine. Additional working surface with base drawers and cupboards beneath. Fitted electric oven, four ring gas hob, extractor fan over, eye level storage cupboards, part tiled wall surrounds, recess for full height fridge/freezer, wall mounted Alpha gas fired boiler.

BEDROOM (10' 6" X 8' 11") OR (3.19M X 2.73M)

Aspect to the front elevation through double glazed window. Ceiling light, panelled radiator, power points, recessed triple wardrobe with sliding mirror doors.

BATHROOM (6' 9" X 6' 0") OR (2.07M X 1.84M)

Panelled bath with Triton shower unit and glazed shower screen. Low level WC, pedestal wash hand basin with tiled splash back, mirror, light and shaver socket over, panelled radiator.

OUTSIDE

A driveway extends along the side of the block providing access to the rear boundary where there is allocated parking.

LEASEHOLD & MAINTENANCE FEES

According to land registry there is a lease of 999 years from 1 May 2015. Maintenance fee to be confirmed.

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 down the road until reaching Lymington Road and turn left. Clifton Court will be found on the left-hand side before the cross roads.

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

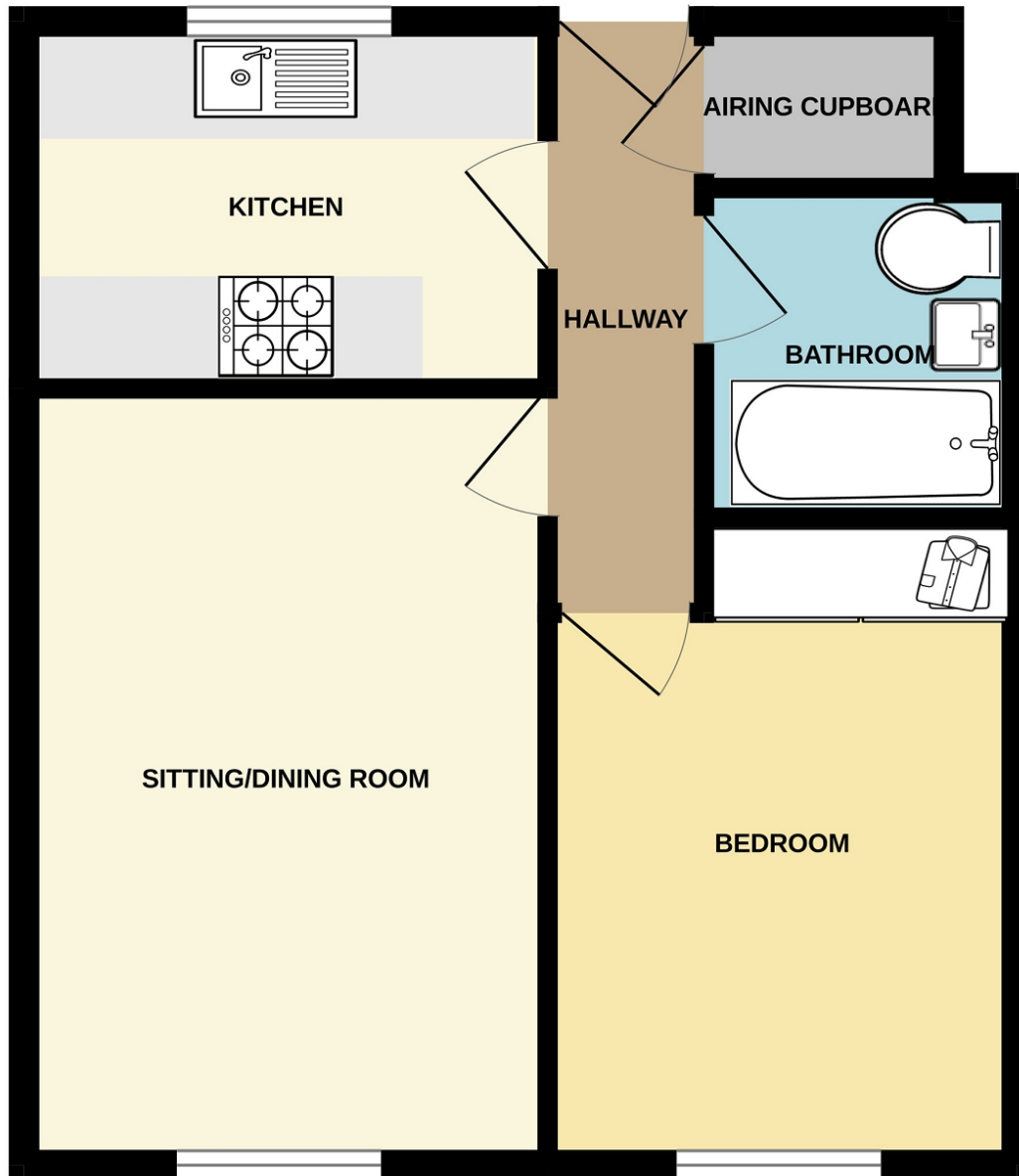
Require a survey? Visit our website www.rossnicholas.co.uk for further information. Require a survey? Visit our website www.rossnicholas.coSuccessful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid 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. .uk for further information.

COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 419 sq.ft. (38.9 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 & 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.