



2 Hale Gardens, New Milton, Hampshire. BH25 6HA

£550,000



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





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A detached 1930s three/four bedroom character residence requiring major refurbishment and having the potential to extend subject to the required permissions, located in a quiet cul-de-sac location within a short walk of New Milton town centre. Features of the property include Reception Hall, Cloakroom, Dining Room, Sitting Room, Kitchen, Utility Room, Family/Bedroom Four, bathroom, three first floor Bedrooms, Bathroom, larger than average south facing gardens and garage.



RECEPTION HALL (15' 6" X 9' 6") OR (4.73M X 2.90M)

Accessed via front, staircase to first floor landing, aspect to the side elevation through UPVC double glazed window, ceiling light, under stairs storage cupboard housing controls for boiler, panelled radiator.

CLOAKROOM

Obscure UPVC double glazed window to front, ceiling light, low level WC, wash hand basin.

SITTING ROOM (15' 0" X 14' 11" MAX) OR (4.58M X 4.54M MAX)

Aspect to the rear elevation through bay window and additional aspect to the side through UPVC double glazed window. Panelled radiators, power points, brick fireplace with tiled hearth and mantel. Folding doors provide open way through to:

DINING ROOM (14' 11" MAX X 13' 0") OR (4.54M MAX X 3.97M)

Aspect to the rear elevation through bay window. Wall mounted gas fire with back boiler. Door provides access to:

ENCLOSED VERANDA

Tiled flooring, patio windows providing views onto rear garden. Glazed door providing access to:

INNER HALL

Ceiling light, power points, door providing access to:

BEDROOM 4/STUDY (14' 11" X 10' 7") OR (4.54M X 3.22M)

Aspects to the side & rear elevations. Ceiling light, power points.

BATHROOM (6' 8" X 5' 8") OR (2.04M X 1.72M)

Obscure UPVC double glazed window to side, ceiling light, low level WC, pedestal wash hand basin, bath unit, part tiled wall surrounds, wall mounted heater.

KITCHEN (11' 5" X 9' 9") OR (3.48M X 2.98M)

Aspect to the side elevation through UPVC double glazed window and additional aspect to the front. Ceiling light, double bowl single drainer sink stainless steel sink unit set into a work surface extending along two walls with storage cupboards beneath. Additional work surface with base drawers and cupboards and recess for gas cooker. Part tiled wall surrounds, eye level storage cupboards, panelled radiator, open way through to:

UTILITY ROOM (5' 0" X 6' 11") OR (1.53M X 2.11M)

Power points, recess for washing machine and additional fridge or tumble dryer, UPVC double glazed door leading to side elevation and large pantry with aspect to the front elevation through UPVC double glazed window and shelving.

FIRST FLOOR LANDING

Aspect to the side elevation through UPVC double glazed window. Hatch to loft area with pull down loft ladder.

BEDROOM 1 (15' 1" X 14' 11" MAX) OR (4.61M X 4.54M MAX)

Aspect to the rear elevation through UPVC double glazed bay window with a an additional aspect to the side elevation. Ceiling light, double panelled radiator, power points.

BEDROOM 2 (14' 11" MAX X 13' 1") OR (4.54M MAX X 3.99M)

Aspect to the rear elevation through UPVC double glazed bay window. Ceiling light, panelled radiator, power points.

BEDROOM 3 (14' 8" X 9' 5" MAX) OR (4.48M X 2.87M MAX)

Aspect to both side and front elevations through UPVC double glazed windows. Ceiling light, power points, panelled radiator, wash hand basin.

BATHROOM 2 (13' 0" X 5' 5") OR (3.97M X 1.65M)

Obscure UPVC double glazed windows to front elevation. Panelled bath unit, monobloc mixer tap with shower attachment, low level WC, wash hand basin with storage beneath. Linen cupboard with hat water tank and slatted shelving.

OUTSIDE

The front elevation is designed for easy maintenance being mainly paved with a selection of shrubs and flower beds. A driveway provides off road parking for approximately three cars and leads to the front door and access to:

GARAGE

Remote control up and over door, power and light.

REAR GARDEN

Larger than average and enjoying southerly facing aspect. Adjoining the rear of the property is a paved patio area with a selection of shrub and flower beds. The remainder of the garden is mostly laid to lawn with additional shrub and flower beds throughout and the garden is enclosed behind close board fencing to provide seclusion. Greenhouse and timber 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 turn right at the traffic lights turn left into Milton Grove then second right into Hale Gardens.

BUYERS NOTE

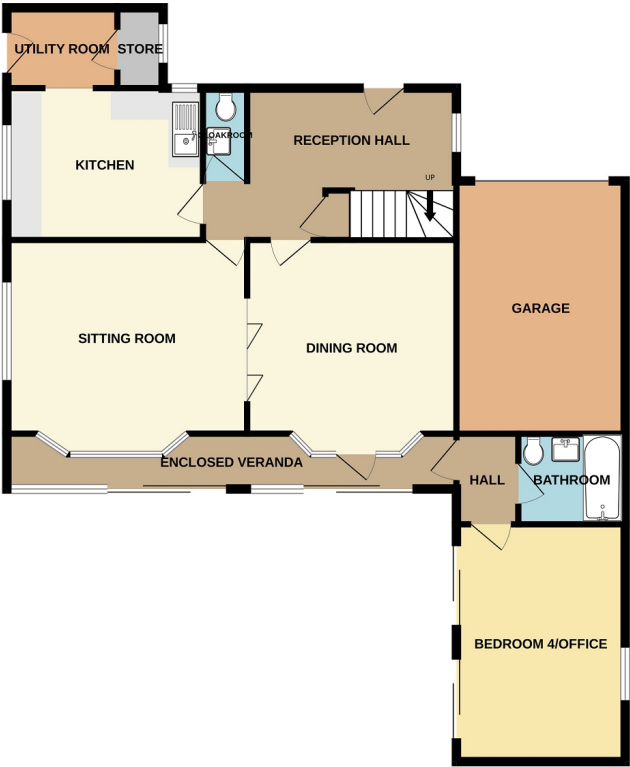
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

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.



GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1766 sq.ft. (164.1 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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