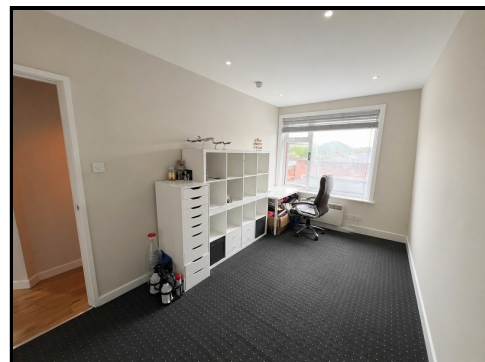
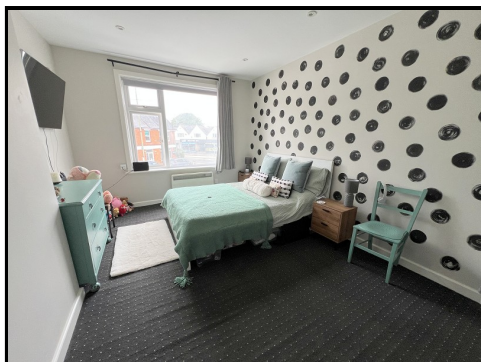




Flat 1 47 Old Milton Road, New Milton, Hampshire. BH25 6DJ

£169,950



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

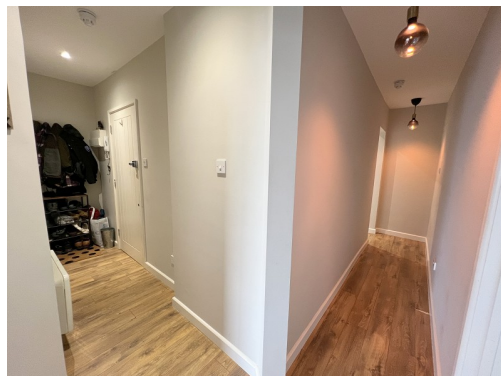




Flat 1 47 Old Milton Road, New Milton, Hampshire. BH25 6DJ

£169,950

A well presented two double bedroom first floor flat located in Old Milton Road. The flat is ideally located within a short walk of New Milton town centre, railway and local Leisure facility in Gore Road. Features of the property include security entrance, entrance hall, sitting room, kitchen and bathroom. Sole agents and vacant possession offered.



COMMUNAL ENTRANCE HALL

Communal front door providing access to communal corridor, staircase to first floor landing, first door on left provides access to Flat One. Yale and Chubb locks to front door, door leads to:

ENTRANCE HALL

Smooth finished ceiling, two ceiling downlights, two ceiling light pendants, heat detector/smoke detectors, mains voltage consumer unit, entry phone, wall mounted electric panel heater, power points, laminate flooring, door provides access to:

SITTING ROOM (17' 10" X 11' 11") OR (5.43M X 3.64M)

Smooth finished ceiling, ceiling light point, two wall uplighters, attractive fireplace surround, TV aerial point, power points, continuation of laminate flooring, attractive deep bay UPVC double glazed window facing front aspect.

KITCHEN (11' 1" X 6' 6") OR (3.39M X 1.98M)

Smooth finished ceiling with numerous ceiling downlights with heat detector, UPVC double glazed window facing rear aspect, modern fitted kitchen comprising comprehensive range of eye level and floor standing storage units, cutlery drawer, Cooke and Lewis four ring ceramic hob, eye level Beko fan assisted oven with separate grill above with storage cupboards above and beneath. Stainless steel sink with single bowl and single drainer with swan necked mixer tap above. Space for floor standing fridge/freezer, laminate flooring, tiled splash backs, numerous power points, space and plumbing for automatic washing machine, wall mounted electric heater.

BEDROOM 1 (15' 3" X 10' 6") OR (4.64M X 3.20M)

A fantastic sized double bedroom with smooth finished ceiling, six LED downlights, heat detector, UPVC double glazed window facing front aspect, electric panel radiator which benefits from a thermostat and time clock, TV aerial point, power points.

BEDROOM 2 (15' 2" X 8' 2") OR (4.62M X 2.49M)

Spacious double bedroom with six LED downlights, heat detector, UPVC double glazed window overlooking rear aspect. Wall mounted heater with thermostat and time clock, power points, TV aerial point.

BATHROOM (8' 8" X 4' 6") OR (2.63M X 1.36M)

Smooth finished ceiling, two ceiling downlights, ceiling extractor, tiling to full height to two walls, modern white suite comprising panelled enclosed bath with mixer tap and shower attachment above all run off a pressurised hot water system. Low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap. Wall mounted mirror and shaver socket above, heated towel rail.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down Old Milton Road passing Gore Road on the right and the flat will be found over DT Pro Beauty Salon on the left.

LEASEHOLD & MAINTENANCE FEES

The owner has advised that the lease has 989 years left on it. In total the building insurance is £842.03 split 3 ways yearly with the shop paying £421.02 then the other 2 flats pay, £210.51 each.

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.

COUNCIL TAX

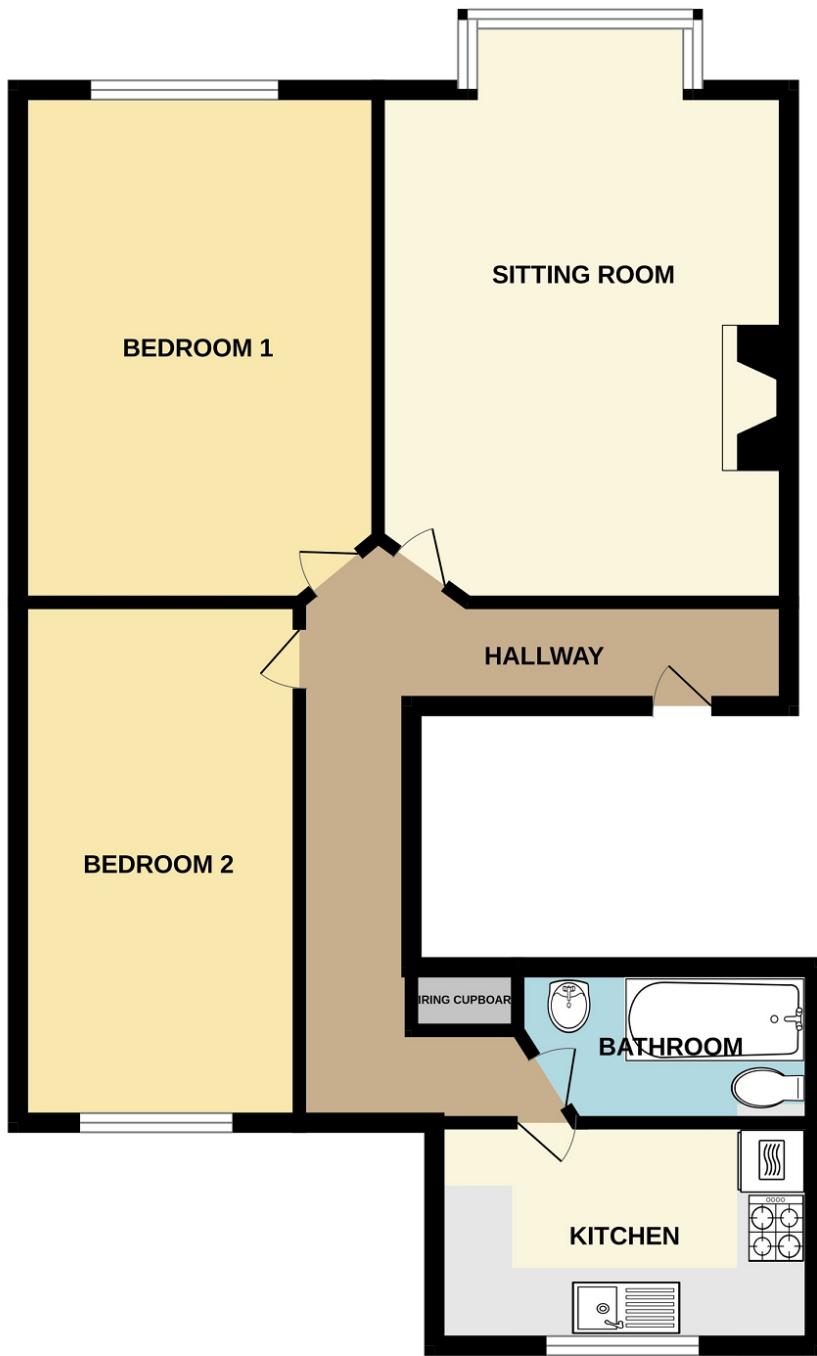
The council tax for this property is band B

EPC RATING

The EPC rating for this property is E45



GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 674 sq.ft. (62.7 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.