



Flat 5 Bursledon House Station Road, New Milton, Hampshire. BH25 6HT

£199,950



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





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£199,950

A spacious two double bedroom first floor flat conveniently located in the heart of New Milton town centre with direct access onto Station Road. Features of the property include lift to all floors, entrance hall, large Sitting/Dining Room, Kitchen, En-Suite Shower Room, Bathroom, allocated Parking Space, UPVC double glazing, gas fired central heating, Vendor suited.



COMMUNAL ENTRANCE DOOR

From Station Road provides access to Communal Hall with lift leading to first floor. Personal door providing access to:

ENTRANCE HALL

Smooth finished ceiling, three ceiling light points. Two panelled radiators, security entry phone system. Linen cupboard with slatted shelving and consumer unit, double opening doors providing access to:

SITTING ROOM/DINING ROOM (13' 0" X 24' 5") OR (3.95M X 7.44M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, two ceiling light points, two panelled radiators, power points, TV aerial point.

KITCHEN (10' 10" X 8' 3") OR (3.30M X 2.52M)

Aspect onto the side elevation through UPVC double glazed window. One and a half bowl single drainer composite sink unit set into a working surface extending along three walls with range of base drawers and cupboards beneath. Recess for washing machine, integrated dishwasher, recess for full height fridge/freezer, stainless steel electric oven with microwave over, four ring gas hob with canopy extractor fan, part tiled wall surrounds, eye level storage cupboards one of which housing Worcester/Bosch gas fired boiler, power points.

BEDROOM 1 (14' 7" X 11' 4") OR (4.44M X 3.46M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, two double wardrobe units, hanging rails and shelving.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, recessed lighting, extractor fan, corner shower cubicle with thermostatically controlled shower unit, part tiled wall surrounds, pedestal wash hand basin with large mirror, light and shaver point over. Low level WC, heated towel rail.

BEDROOM 2 (10' 10" X 9' 4") OR (3.30M X 2.84M)

Aspect to the side elevation through UPVC double glazed window. Panelled radiator, power points, smooth finished ceiling, ceiling light.

BATHROOM

Panelled bath unit with monobloc mixer tap and shower attachment. Pedestal wash hand basin with mirror, light and shaver point over. Low level WC, tiled flooring, panelled radiator.

OUTSIDE

To the rear of the block there is a driveway providing vehicular access via security gates into a block paved parking area where there is a rear access to the block. Within this area there is a bin and bike store.

LEASEHOLD & MAINTENANCE FEES

Land registry states that there is 102 years remaining on the lease. The owner confirms that the maintenance fee is £934.11 per 6 months. The buildings insurance is £462.43 per annum and ground rent is £300.00 per 6months.

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 left at the traffic lights into Station Road and Bursledon House will be found shortly on the right.

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

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.

TENURE

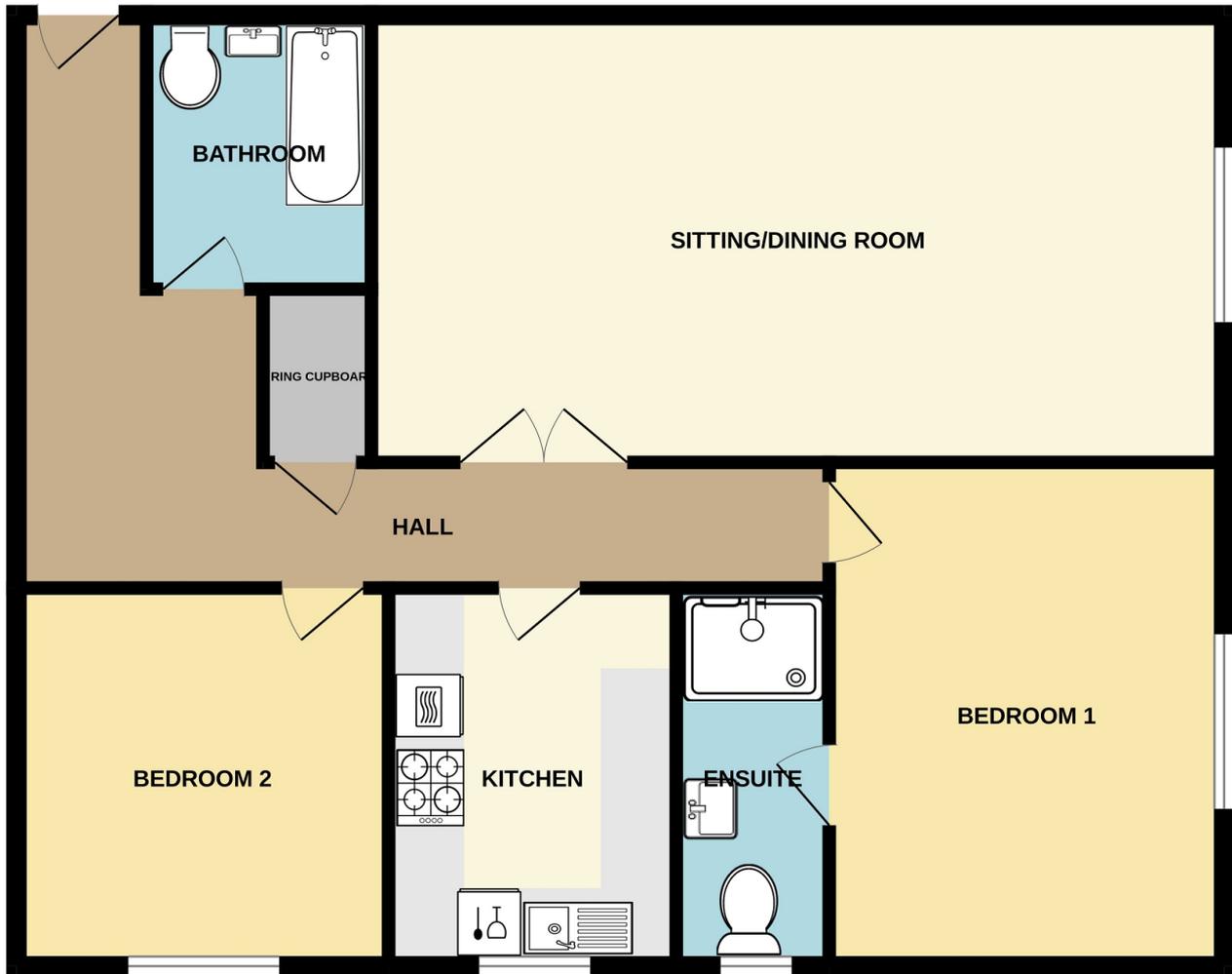
The resale tenure for this property is Leasehold

COUNCIL TAX

The council tax for this property is band D



FIRST FLOOR
957 sq.ft. (88.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 957 sq.ft. (88.9 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 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.