



**4 Chessel House Fernhill Lane, New Milton, Hampshire. BH25 5WR**

**£235,000**



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





## **4 Chessel House Fernhill Lane, New Milton, Hampshire. BH25 5WR**

**£235,000**

A well-presented and spacious chain-free two-bedroom first-floor apartment with lift access, conveniently located just moments from New Milton High Street, the mainline railway station, and excellent local amenities.



## COMMUNAL ENTRANCE HALL

Staircase or lift to first floor, personal door providing access to:

## ENTRANCE HALL

Coved and smooth finished ceiling, recessed lighting, smoke detector, panelled radiator, coats cupboard with wall light, modern consumer unit and electric meter.

## SITTING ROOM/DINING ROOM (17' 1" X 12' 6") OR (5.20M X 3.80M)

Aspect to both front and side elevations through UPVC double glazed windows. Coved and smooth finished ceiling, recessed lighting, TV aerial point, power points. Two panelled radiators and security entry phone.

## KITCHEN/BREAKFAST ROOM (12' 10" X 9' 10") OR (3.90M X 3.00M)

Aspect to the front elevation through UPVC double glazed window. Coved and smooth finished ceiling, recessed lighting. One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a working surface extending along two walls with range of base drawers and cupboards beneath, integrated dishwasher and space for washing machine. Fitted electric double oven with matching microwave over. Five ring gas hob with extractor fan over. Cupboard housing Baxi boiler, eye level storage cupboards, tiled flooring, panelled radiator, space for breakfast table.

## BEDROOM 1 (18' 4" X 12' 6") OR (5.60M X 3.80M)

Aspect over the side elevation through UPVC double glazed window. Coved and smooth finished ceiling, recessed lighting, panelled radiator, power points, fitted wardrobes comprising two double units with hanging rails and shelving.

## EN-SUITE SHOWER ROOM

UPVC double glazed window facing rear elevation. Coved and smooth finished ceiling, recessed lighting, fully tiled wall surrounds, corner shower cubicle with sliding glazed doors, thermostatically controlled shower unit, low level WC, pedestal wash hand basin with wall mounted mirror fronted medicine cabinet over. Tiled flooring, heated towel rail.

## BEDROOM 2 (11' 6" X 10' 10") OR (3.50M X 3.30M)

Aspect over the side elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light point, panelled radiator, power points. Fitted wardrobes comprising one large double and one single unit with hanging rails and shelving.

## BATHROOM

Coved and smooth finished ceiling, recessed lighting, extractor fan, fully tiled wall surrounds, panelled bath unit with monobloc mixer tap and shower attachment, pedestal wash hand basin, low level WC, panelled radiator, tiled flooring.

## OUTSIDE

The property is set in landscaped well maintained grounds. Pathway provides access to the rear parking where there is an allocated parking space.

## VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane and Chessel House will be found on the left.

## WEB SITE

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## 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

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

## MAINTENANCE & GROUND RENT

The maintenance charges for 2024 to 2025 were £1,895.36. Yearly ground rent £295.00. Lease term remaining approximately 79 years.

## EPC RATING

The EPC rating for this property is C79



FIRST FLOOR  
909 sq.ft. (84.4 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA: 909 sq.ft. (84.4 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.