



123 Eastlands, New Milton, Hampshire. BH25 5PJ

Guide Price £197,500



Ross Nicholas & Company Limited
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BH25 6DQ
01425 625 500

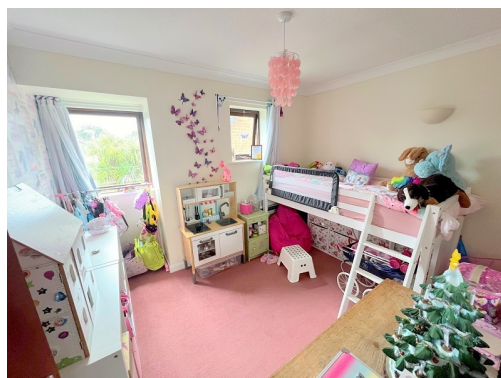




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A 2 bedroom First Floor Flat with private entrance and seasonal views over adjacent farm fields. Sitting Room, two double bedrooms, bathroom, communal parking and short walk to New Milton town centre.



HALLWAY

Accessed via door with obscure glazing and side screen, double storage cupboard with double opening doors, hanging rail and shelf, straight flight staircase to first floor landing, aspect onto the side elevation. Cloaks cupboard, hatch to loft area.

SITTING ROOM/DINING ROOM (13' 9" X 13' 1") OR (4.20M X 4.0M)

Aspect onto the rear elevation through UPVC double glazed window providing views across adjacent farm fields. Coved ceiling, ceiling light point, two wall light points, power points, TV aerial point. Wall mounted Dimplex electric heater.

KITCHEN (7' 7" X 7' 3") OR (2.30M X 2.22M)

Aspect onto the side elevation through UPVC double glazed window. Coved ceiling, ceiling light point, part tiled wall surrounds, single bowl single drainer sink unit with monobloc mixer tap with a roll top work surface extending along two walls with base drawer and cupboards beneath. Recess for washing machine, electric cooker and full height fridge/freezer, power points.

INNER HALL

Coved ceiling, ceiling light point, hatch to loft area, cupboard housing pre-lagged hot water cylinder with fitted immersion heater and slatted shelving.

BEDROOM 1 (11' 2" X 10' 6") OR (3.40M X 3.20M)

Two windows onto the front elevation, coved ceiling, ceiling light point, wall mounted electric heater.

BEDROOM 2 (10' 6" X 8' 2") OR (3.20M X 2.50M)

Two aspects onto the front elevation. Coved ceiling, ceiling light point, wall mounted electric heater, recessed double wardrobe with double opening doors, hanging rail and shelf.

BATHROOM (7' 7" X 5' 11") OR (2.30M X 1.80M)

Obscure glazed window facing side elevation. Coved ceiling, ceiling light point. Panelled bath, part tiled wall surrounds, wall mounted Mira shower unit, low level WC, pedestal wash hand basin, wall mounted mirror, light and shaver socket.

OUTSIDE

The property benefits from communal gardens and parking.

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 cross over at the traffic lights into Ashley Road and proceed until reaching 5th turning right into Caird Avenue. Continue on this road past Tesco Superstore and turn right on reaching Ashingdon Park which leads into Eastlands.

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.

WEBSITE

Visit our new improved website at www.rossnicholas.co.uk

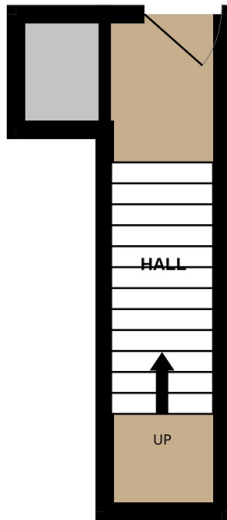
COUNCIL TAX

The council tax for this property is band B



ENTRANCE FLOOR
70 sq.ft. (6.5 sq.m.) approx.

1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 648 sq.ft. (60.2 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.