



4 Pegasus Court, Spencer Road, New Milton, Hampshire. BH25 6EJ

£259,950



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

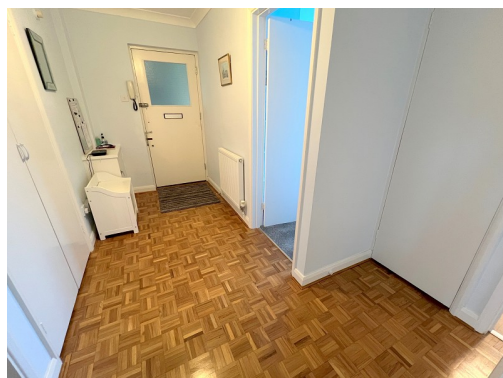




4 Pegasus Court, Spencer Road, New Milton. BH25 6EJ

£259,950

A unique opportunity to purchase a spacious two double bedroom ground floor flat situated in the heart of New Milton High Street and shopping facilities. UPVC double glazing, gas fired central heating with Worcester/Bosch boiler, communal gardens, garage. The property is to be sold chain free.



COMMUNAL ENTRANCE HALL

Accessed via security entrance system. Personal door leading to:

ENTRANCE HALL

Coved ceiling, ceiling light point, smoke detector, single panelled radiator, linen cupboard with towel rail and slatted shelving. Cupboard housing electric meter and consumer unit, telephone point, central heating thermostat, Additional double opening coats cupboard with hanging rail and shelving.

SITTING ROOM/DINING ROOM (18' 1" X 12' 6") OR (5.50M X 3.80M)

Views over the front and side elevations through UPVC double glazed windows, coved ceiling, ceiling light point, Double panelled radiator, 2 wall light points, TV aerial point, power points, point for electric fire with Marble effect mantel, UPVC double glazed door providing access to Sun balcony.

KITCHEN BREAKFAST ROOM (16' 1" X 10' 6") OR (4.90M X 3.20M)

Aspect over the rear elevation through UPVC double glazed window. One and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath housing gas meter. Recess for washing machine and three quarter height fridge/freezer, fitted electric oven, four ring gas hob and extractor fan over, part tiled wall surrounds, eye level storage cupboards, ceiling light point, double panelled radiator, wall mounted Worcester/Bosch gas fired boiler.

BEDROOM 1 (13' 9" X 12' 2") OR (4.20M X 3.70M)

Aspect over the front elevation through UPVC double glazed window. Double panelled radiator, coved ceiling, ceiling light point, power points, recessed double wardrobe with hanging rail and shelf and storage cupboards over.

BEDROOM 2 (12' 2" X 8' 6") OR (3.70M X 2.60M)

Aspect to the rear elevation through UPVC double glazed window. Coved ceiling, ceiling light point, single panelled radiator, wash hand basin, tiled splash back, mirror with light over. Fitted double wardrobe unit with hanging rail and storage cupboards over.

BATHROOM

Obscure UPVC double glazed window facing rear elevation. Part tiled wall surrounds, panelled bath unit with monobloc mixer tap and hand held shower attachment, pedestal wash hand basin with light, mirror, shaver point over and storage below. Low level WC, heated towel rail, coved ceiling, ceiling light point

OUTSIDE

Pegasus Court is set in communal grounds which are mostly laid to lawn benefiting from a selection of shrub and flower beds. A driveway extends along the side elevation providing access to the rear.

GARAGE & PARKING

Communal parking spaces and access to the garage with up and over door.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the Lease is 200 years from 1968. Maintenance fees were £1,470 per annum in 2024 and will be £1,560.00 in 2025.

VIEWING ARRANGEMENTS

Viewing 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 take the first turning left into Spencer Road and Pegasus Court will be found s short way along on the right.

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. Please Note Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 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

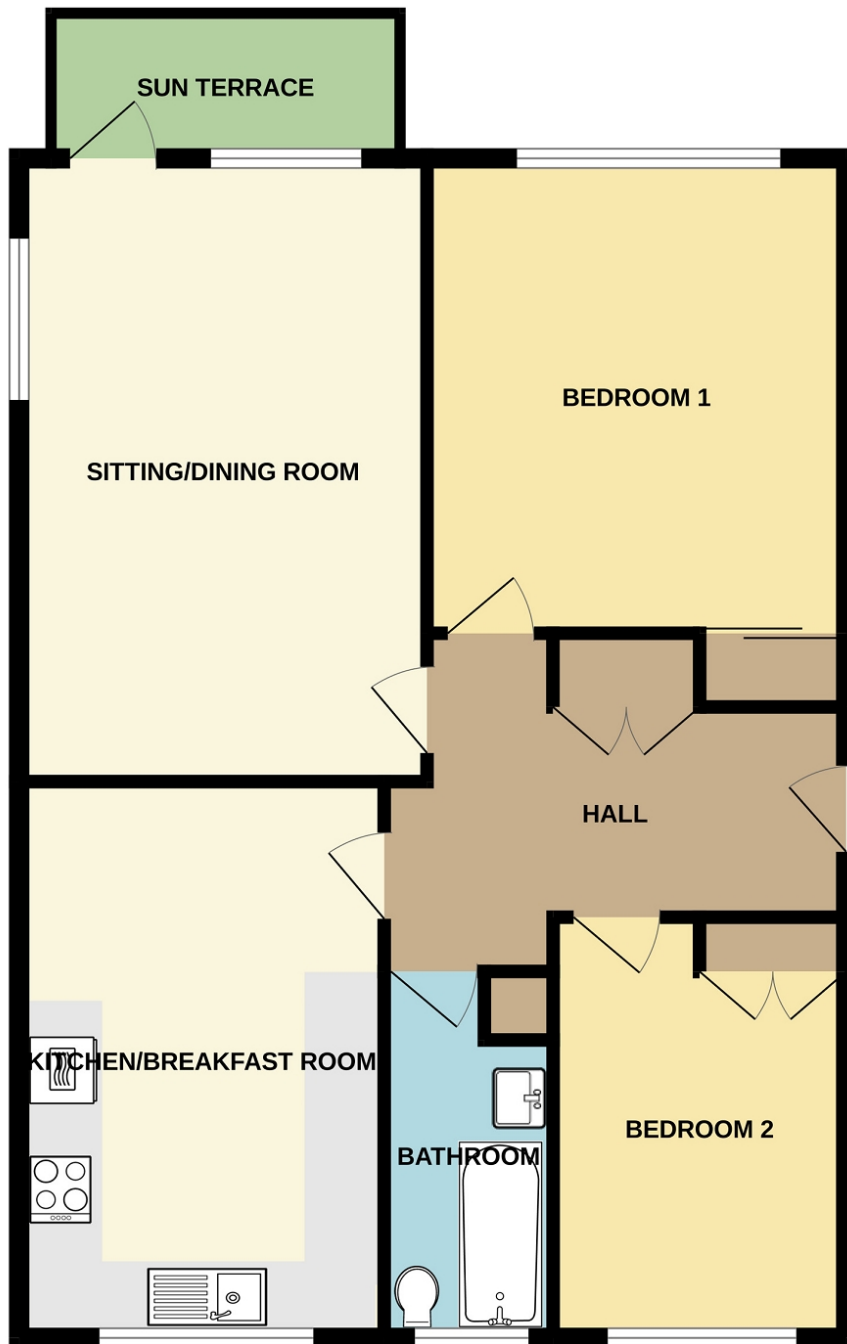
The council tax for this property is band D

EPC RATING

The EPC rating for this property is D68



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 817 sq.ft. (75.9 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 & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.