



**12 Churchill Court, New Milton, Hampshire. BH25 6EL**

**Guide Price £318,000**



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



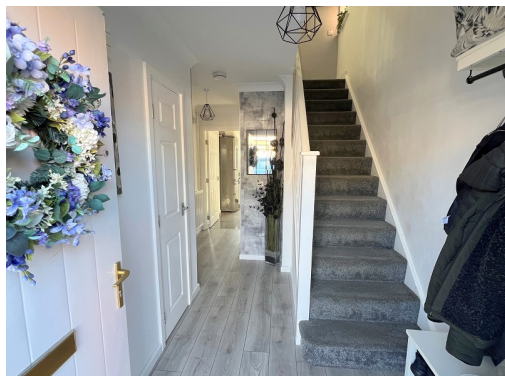




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A very well presented three double bedroom house set over three floors and located in a very popular residential area within a short distance of New Milton Town Centre and train station. Features of the property include Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen, main Bathroom, En-Suite Shower Room, UPVC double glazing, gas fired central heating, South facing garden, allocated parking.





## COVERED ENTRANCE

with outside light

## ENTRANCE HALL

Accessed via front door with double glazed window to side. Staircase to first floor landing, smooth finished ceiling, two ceiling light points, smoke detector, double panelled radiator, thermostatic control for central heating, coats cupboard with shelving.

## SHOWER ROOM

Smooth finished ceiling, ceiling light, extractor fan, part tiled wall surrounds, low level WC, wall hung wash hand basin, radiator, wall mounted mirror.

## SITTING ROOM (8' 8" X 11' 6") OR (2.65M X 3.51M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, power points, connections for wall hung television. Wall lights, open way through to:

## DINING ROOM (8' 8" X 11' 6") OR (2.65M X 3.51M)

Aspect to the rear elevation through UPVC double glazed windows. Ceiling light, power point, panelled radiator. Open way through to:

## KITCHEN (11' 3" X 9' 5") OR (3.42M X 2.86M)

Aspect to the rear elevation through UPVC double glazed window. Matching door to side providing access to rear garden. Smooth finished ceiling, extractor fan, ceiling light, composite one and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards beneath. Fitted Neff double oven, Neff four ring gas hob and extractor fan over. Recess for dishwasher, eye level storage cupboards, part tiled wall surrounds, additional work surface with drawer and cupboard beneath, recess for washing machine, additional recess for full height fridge/freezer to side, eye level storage cupboards, one of which housing gas fired central heating boiler, programmer and time clock, tiled flooring,

## FIRST FLOOR LANDING

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, smoke detector, power points, double panelled radiator, airing cupboard housing high pressure water cylinder with fitted immersion heater and slatted shelving. Stairs to second floor landing.

## BEDROOM 2 (11' 10" X 11' 9") OR (3.60M X 3.59M)

Aspect to the rear elevation through double glazed windows, smooth finished ceiling, ceiling light, power points, panelled radiator, fitted wardrobe unit with double opening doors, shelving and hanging rail.

## BEDROOM 3 (11' 9" X 10' 11") OR (3.59M X 3.33M)

Aspect to the front elevation through double glazed Velux window. Ceiling light, panelled radiator, power points.

## BEDROOM 1 (17' 4" X 14' 10") OR (5.28M X 4.51M)

Located off the 2nd floor landing which benefits from smooth finished ceiling, recessed light and smoke detector. Aspect to both front and rear elevations through double glazed Velux windows, hatch to loft area, smooth finished ceiling, recessed lighting, eaves storage cupboard, panelled radiator, power points. One double and one single wardrobe unit with hanging rails and shelving.

## EN SUITE SHOWER ROOM (5' 8" X 5' 8") OR (1.72M X 1.72M)

Smooth finished ceiling, recessed lighting, extractor fan, fully tiled wall surrounds with corner shower cubicle with thermostatically controlled shower unit, low level WC. Wash hand basin with monobloc mixer tap and large mirror over, tiled flooring, heated towel rail.

## OUTSIDE

A brick pathway provides access to the front door with the remainder being shingled for easy maintenance.

## REAR GARDEN

There is a paved area adjoining the rear of the property with decking and the garden is designed for easy maintenance having artificial grass. The garden is enclosed behind close board fencing to provide seclusion. A paved pathway extends along the side elevation providing return access to the front. Within the garden there is outside lighting and a water tap. Located on the rear boundary there are two timber garden stores.

## 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 proceed down the road and take the second turning right into Gore Road then take the fourth turning right (opposite Arnewood School) and Churchill Court will be the first turning on your 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

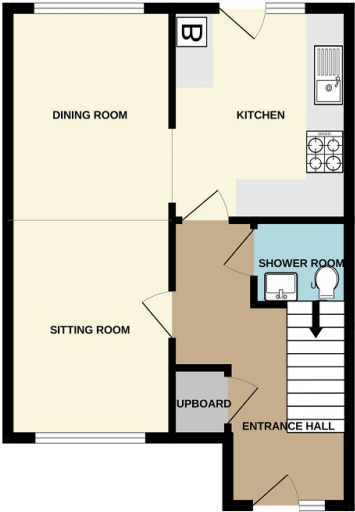
Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly 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

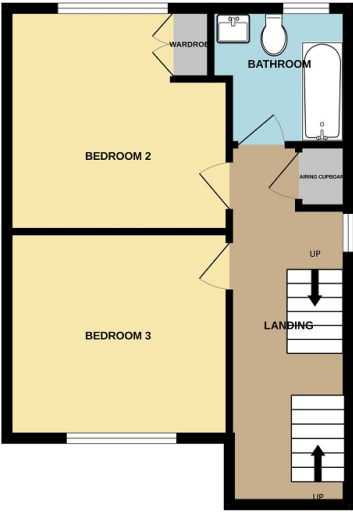
The council tax for this property is band C



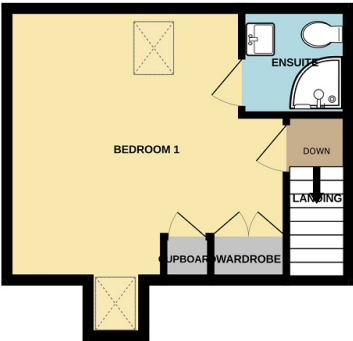
GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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.