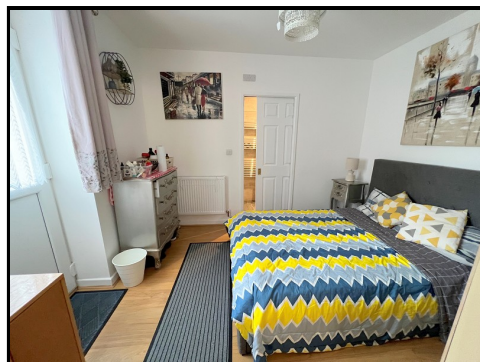




**48 Lower Ashley Road, New Milton, Hampshire. BH25 5AD**

**£475,000**



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



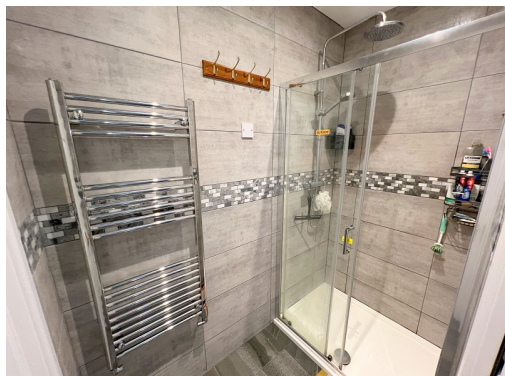




**48 Lower Ashley Road, New Milton, Hampshire. BH25 5AD**

**£475,000**

A very well presented and extended four/five bedroom semi-detached house located in a popular residential area set on a larger than average plot enjoying ample off road parking and outbuildings.





**ENTRANCE PORCH**

Composite front door and matching side windows, smooth finished ceiling, ceiling light.

**ENTRANCE HALL**

Staircase to first floor landing, smooth finished ceiling, ceiling light, smoke detector, panelled radiator, under stairs storage cupboards.

**SITTING ROOM (13' 7" X 12' 7") OR (4.14M X 3.84M)**

Aspect to the front elevation through UPVC double glazed bay window. Ceiling light, TV aerial point, power points, panelled radiator, fireplace comprising flame effect gas fire with stone surround and hearth and wooden mantel.

**KITCHEN/BREAKFAST ROOM (19' 9" X 9' 1") OR (6.01M X 2.76M)**

Aspect to the rear elevation through two UPVC double glazed windows. Smooth finished ceiling, two ceiling light points, double panelled radiator. Single bowl, single drainer stainless steel sink unit set into a work surface extending along one wall with range of base drawers and cupboards beneath. Fitted stainless steel double oven with further storage over. Additional working surface with base drawers and cupboards beneath. Four ring gas hob with extractor fan over. Eye level storage cupboards. Part tiled wall surrounds, recess for full height fridge/freezer, cupboard housing consumer unit, door providing access to:

**UTILITY ROOM (6' 5" X 6' 1") OR (1.96M X 1.85M)**

Aspect to the rear elevation through UPVC double glazed window. Wall mounted Worcester/Bosch gas fired boiler. Work surface with recesses for washing machine and dishwasher. Eye level storage cupboard, door providing access to:

**BEDROOM 5 (7' 10" X 6' 5") OR (2.38M X 1.96M)**

Also used as a Study, aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, hatch to loft area, power points, TV aerial point, panelled radiator.

**EN SUITE SHOWER ROOM (6' 5" X 5' 9") OR (1.96M X 1.75M)**

Obscure UPVC double glazed window to front, smooth finished ceiling, ceiling light, extractor fan, tiled wall surrounds, corner shower cubicle with rain effect shower head and hand held shower attachment. Sliding glazed shower screens, low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath with mirror, light and cupboard over, heated towel rail.

**BEDROOM 4 (10' 6" X 9' 10") OR (3.20M X 2.99M)**

Aspect to the side elevation with obscure UPVC double glazed door providing access to rear garden. Smooth finished ceiling, panelled radiator, power points. Sliding door leading to:

**EN-SUITE SHOWER ROOM (7' 3" X 5' 9") OR (2.20M X 1.75M)**

Smooth finished ceiling, recessed lighting, extractor fan, fully tiled wall surrounds, rain effect shower head with hand held shower attachment. Sliding shower screen, tiled flooring, heated towel rail, door providing access to:

**CLOAKROOM**

Obscure UPVC double glazed window to rear. Smooth finished ceiling, recessed light, extractor fan, low level WC with concealed cistern, matching wash hand basin with monobloc mixer tap and storage beneath, mirror over with light.

**FIRST FLOOR LANDING**

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, smoke detector, hatch to loft area, power points.

**BEDROOM 1 (12' 8" X 11' 11") OR (3.86M X 3.63M)**

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, panelled radiator, range of fitted wardrobes with shelving rails and sensor lights.

**BEDROOM 2 (11' 11" X 9' 2") OR (3.62M X 2.80M)**

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, range of fitted wardrobes with shelving rails and sensor lights.

**BEDROOM 3 (9' 2" X 7' 9") OR (2.79M X 2.37M)**

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, power points, range of fitted wardrobes with shelving rails and sensor lights.

**BATHROOM (7' 9" X 5' 9" MAX) OR (2.36M X 1.75M MAX)**

Obscure UPVC double glazed window to rear. Smooth finished ceiling, ceiling light, heated towel rail, panelled bath unit with monobloc mixer tap and shower attachment, part tiled wall surrounds, low level WC, pedestal wash hand basin and mirror fronted medicine cabinet over.

**OUTSIDE**

The grounds are one of the main features of the property, the property being set on a larger than average plot. The front garden is enclosed behind both close board and panelled fencing with a large shrub and flower bed. The remainder of the garden is designed for off road parking having both paving and tarmac driveway providing off road parking for 4 - 5 cars. Double opening gates provide access along the side elevation where there is a additional parking for two further cars or boat/caravan subject to size. Outside water tap and open way through to the rear garden. To the rear of the property is a paved patio area with central lawn with shrub and flower bed located on the rear boundary. The garden is bounded by hedging and enjoys numerous out buildings including garden store with pitched roof, tiled flooring and shelving. Adjoining the garden store is a shed providing additional storage and shelving.



GARAGE/WORKSHOP

Garage/Workshop sub-divided into two areas one of which being the workshop with an aspect onto the side elevation with the front section being additional storage/workshop with its own personal door, shelving, power and light.

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. It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do the constitute a contract, part of a contract or a warranty. It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do the constitute a contract, part of a contract or a warranty.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and continue until reaching the traffic lights at Ashley. Turn right at the lights into Lower Ashley Rd.

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. 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 HMRC and in



GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.

1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.

COUNCIL TAX

The council tax for

EPC RATING

The EPC rating for



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1165 sq.ft. (108.2 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.  
Made with Metropix ©2025

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.