



78 Carisbrooke Court, New Milton, Hampshire. BH25 5UE

Guide Price £254,950



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

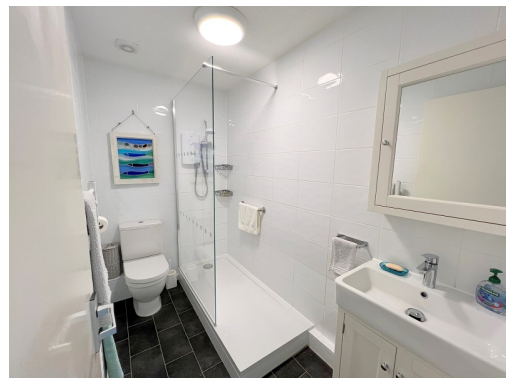




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A very well presented two double bedroom terrace house located in a highly popular residential area with views overlooking the adjoining green. Features of the property include Entrance Porch, Sitting Room, Kitchen, Conservatory, Shower Room, Gardens, allocated parking, Vendor suited.



ENTRANCE PORCH

UPVC double glazed door providing access to Entrance Porch, ceiling light, consumer unit, glazed door leading to:

SITTING ROOM

Aspect to the front elevation through UPVC double glazed window. Double panelled radiator. Staircase to first floor landing, under stairs storage, TV aerial point, power points.

KITCHEN

Aspect onto the rear elevation through Conservatory and garden beyond. Ceiling light, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a working surface extending along three walls with range of base drawers and cupboards beneath. Fitted Neff electric double oven with four ring gas hob with extractor fan over, recess for washing machine and under counter fridge. eye level storage cupboards, part tiled wall surrounds, double panelled radiator. Cupboard housing electric boiler (gas available if required) door leading to:

CONSERVATORY

Polycarbonate vaulted ceiling, central ceiling light. Double panelled radiator, UPVC double glazed construction with aspects to both side and rear elevations and central French doors leading to patio and garden beyond. Power points.

FIRST FLOOR LANDING

Ceiling light, smoke detector, hatch to loft area with pull down ladder.

BEDROOM 1

Aspect to the front elevation overlooking adjacent green. Ceiling light point, panelled radiator, power points. Two double and one single wardrobe units with hanging rails and shelving. Power points.

BEDROOM 2

Aspect to the rear elevation through UPVC double glazed window. Panelled radiator with power points. Two double wardrobes with hanging rails and shelving. Recessed cupboard with lagged hot water cylinder.

SHOWER ROOM

Ceiling light, extractor fan, fully tiled wall surrounds, large walk-in shower cubicle with Mira shower. Low level WC, wash hand basin with monobloc mixer taps with storage cupboards beneath. Wall mounted mirror fronted medicine cabinet, heated towel rail.

OUTSIDE

The front garden has a picket gate providing access into the garden with a central paved pathway providing access to the front door. The remainder of the garden is laid to lawn and enclosed by picket fencing.

REAR GARDEN

There is a paved pathway providing access to the rear boundary which in turn leads to the communal pathway. The remainder of the garden is laid to lawn with a selection of shrub and flower beds. There is a garden shed located on the rear boundary.

ALLOCATED PARKING

located nearby.

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. Proceed until reaching Stem Lane on the right then turn right into Chatsworth Way then 4th right into Carisbrooke Court.

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 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

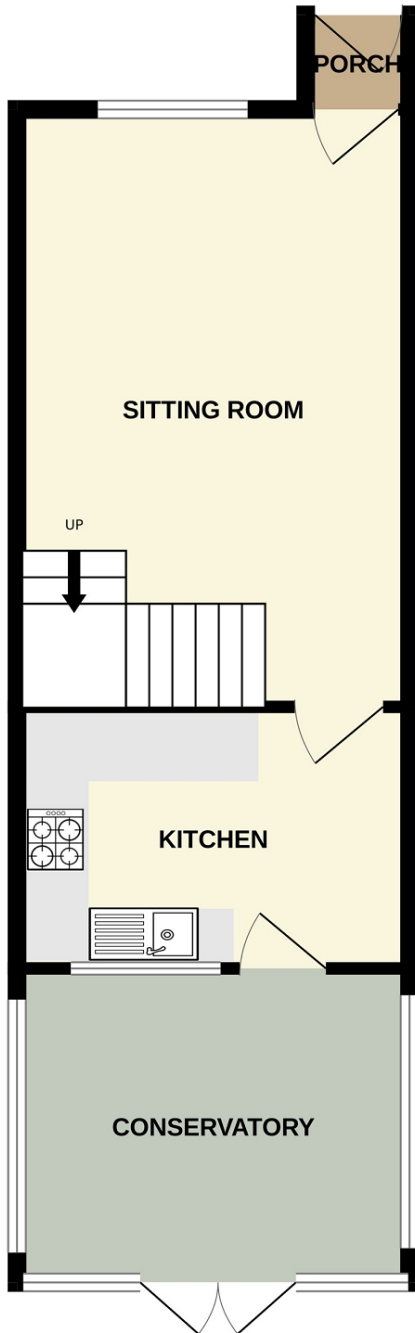
The council tax for this property is band B

EPC RATING

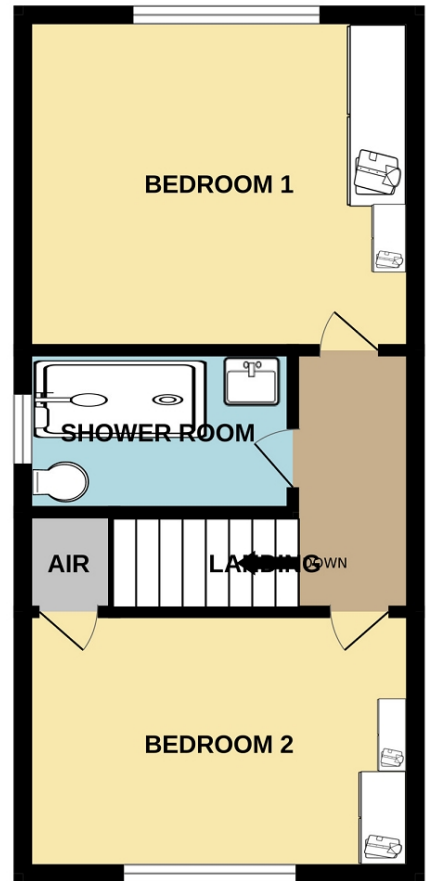
The EPC rating for this property is E43



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 806 sq.ft. (74.8 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.