



111 Ashley Road, New Milton, Hampshire. BH25 5BL

£475,000



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





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A detached sizable four bedroom family house with two reception rooms, two bathrooms and offers excellent off road parking and a single garage. The property would now benefit from some modernisation. Chain free sale, viewing recommended by sole agent.



UPVC DOUBLE GLAZED DOOR

Outside wall lantern with PIR sensor, UPVC door leads to:

ENTRANCE PORCH (7' 9" X 3' 6") OR (2.35M X 1.07M)

Ceiling light point, double glazed window facing side aspect, glazed door with matching side screen provides access to:

ENTRANCE HALL (7' 8" X 6' 2") OR (2.33M X 1.89M)

Coved and Artex ceiling, ceiling light point, smoke detector, staircase to first floor landing, power points, radiator, wall mounted central heating thermostat, door provides access to:

SITTING ROOM (16' 11" X 14' 0") OR (5.16M X 4.27M)

Coved and textured ceiling, ceiling light point, two wall light points, attractive deep sill double glazed bay window to South facing aspect, opaque double glazed window facing side, double panel radiator plus single panel radiator, attractive wood block flooring, fireplace surround with wooden mantel above, TV aerial point, power points, two wall light points, telephone point.

DINING ROOM (13' 3" X 11' 3") OR (4.04M X 3.42M)

Coved and textured ceiling, ceiling light point, Sliding patio doors to rear garden, power points, radiator, double glazed window facing side aspect, stable style door provides access to:

KITCHEN (11' 5" X 9' 3") OR (3.47M X 2.83M)

Coved and textured ceiling, ceiling strip light, double glazed window facing rear aspect, additional double glazed window facing side aspect, double glazed door providing access to side passage and garden. One and a half bowl stainless steel sink with single drainer and swan necked mixer tap set in a range of roll top laminated work surfaces. Comprehensive range of eye level and floor mounted storage cupboards, floor standing oven with ceramic hob, Space for automatic washing machine, double opening louvre doors providing access to airing cupboard to one side, fitted shelving, additional louvre storage cupboard to one side of the airing cupboard providing access to modern boiler and access to safety trip consumer unit.

SHOWER ROOM (7' 5" X 4' 4") OR (2.25M X 1.32M)

Ceiling light point, opaque double glazed window facing front aspect, white suite comprising low level WC, pedestal wash hand basin, tiling to two walls, walk-in shower cubicle with chrome effect shower mixer with overhead shower attachment.

FIRST FLOOR LANDING (14' 0" X 3' 8") OR (4.27M X 1.13M)

Coved and smooth plastered ceiling, two ceiling light points, access to loft with pull down loft ladder.

BEDROOM 1 (14' 6" X 9' 9") OR (4.41M X 2.96M)

Coved and textured ceiling, ceiling light point, double glazed window facing rear aspect, two wall light points, power point, radiator.

BEDROOM 2 (11' 3" X 10' 2") OR (3.43M X 3.11M)

Smooth plastered ceiling, ceiling light point, Double glazed window facing rear aspect, radiator.

BEDROOM 3 (14' 5" X 8' 7") OR (4.39M X 2.61M)

Coved and textured ceiling, ceiling light point, double glazed window facing front aspect, radiator beneath, two wall light points, power point, built-in double wardrobe.

BEDROOM 4 (10' 10" X 6' 10") OR (3.30M X 2.09M)

Textured ceiling, ceiling light point, Double glazed window facing side aspect, radiator with independent thermostat, power points.

BATHROOM (10' 5" X 6' 3") OR (3.18M X 1.90M)

Coloured suite comprising panel enclosed bath with hand grips, hot and cold mixer taps, low level WC, pedestal wash hand basin with mirror, tiling to half height, Double glazed window facing side aspect, wall mounted mirror fronted medicine cabinet, heated chrome effect towel rail.

OUTSIDE

Double opening metal gates provide access to an extensive tarmac drive providing off road parking for at least four vehicles and in turn leads to:

GARAGE (19' 4" X 8' 6") OR (5.90M X 2.59M)

Of pre-fab sectional concrete construction with glazed windows to two sides, sloping roof to the rear. Single garage door.

FRONT GARDEN

Purbeck stone retaining wall to the front boundary with numerous shrubs and bushes, remainder of the garden is laid to lawn with flower borders and ornamental pond. Wrought iron gate provides return access to side passage which also leads to the rear garden.

REAR GARDEN

Patio area adjoins the rear of the property, the remainder of the garden is laid to lawn, additional raised patio to one corner of the garden gaining full benefit from the afternoon sun. Garden is enclosed by mature hedging, attractive red brick walling and close boarded fencing and is well screened from neighbouring properties especially to the rear.



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 Station Road head over the traffic lights into Ashley Road and No. 111 will be found just before Kings Road on the left.

WEB SITE

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

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.

TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is B82

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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