



Flat 4 Park Gate Whitefield Road, New Milton, Hampshire. BH25 6DH

£385,000



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





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£385,000

A superbly presented three bedroom first floor flat situated within easy walking distance of New Milton town centre and benefiting from views over adjacent playing fields. Features of the property include security entry system, entrance hall, sitting/ dining room, kitchen/breakfast room, en-suite shower room, main bathroom, UPVC double glazing, gas fired central heating. Spacious balcony, garage with electrically operated garage door, Vacant Possession, Viewing Advised. Sole Agents.



COMMUNAL ENTRANCE HALL

Security Entrance System. Staircase or lift to first floor landing. Personal door providing access to:

ENTRANCE HALL

Smooth finished ceiling, three ceiling lights, panelled radiator, power points, security entry phone system. Cupboard housing high pressure water cylinder with slatted shelving surrounding. Coats cupboard with shelving.

SITTING ROOM (20' 3" X 12' 8") OR (6.18M X 3.87M)

Obscure UPVC double glazed window to side elevation. Smooth finished ceiling, two ceiling light points, two double panelled radiators, TV aerial point, power points, flame effect electric fire with stone surround, hearth and mantel. Wall lights, double opening double glazed French doors with matching side screens provide access to Sun Balcony.

KITCHEN/BREAKFAST ROOM (12' 8" X 8' 1") OR (3.86M X 2.46M)

Aspect to the rear elevation through UPVC double glazed windows. Recessed lighting, double bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for full height fridge/freezer, fitted AEG electric double oven, integrated AEG washing machine. AEG dishwasher, four ring AEG gas hob with extractor fan over. Part tiled wall surrounds, tiled flooring, eye level storage cupboards with display ends. Cupboard housing modern Worcester/Bosch gas fired boiler, panelled radiator.

BEDROOM 1 (10' 8" X 15' 1") OR (3.26M X 4.61M)

Aspect to the front elevation providing views over the adjacent playing fields. Two ceiling light points, double panelled radiator, power points, telephone point and TV aerial point. Large double fitted wardrobe with mirror fronted sliding doors, hanging rails and shelving.

EN SUITE SHOWER ROOM

Smooth finished ceiling, recessed lighting, extractor fan. Corner shower unit with glazed sliding shower screens and thermostatically controlled shower, low level WC, wash hand basin with monobloc mixer tap and storage beneath. Mirror with light and demister. Fully tiled wall surrounds, tiled flooring, heated towel rail.

BEDROOM 2 (13' 7" X 9' 9") OR (4.15M X 2.96M)

Aspect to the rear elevation through UPVC double glazed windows. Ceiling light, double panelled radiator, power points, fitted wardrobes comprising two double units with hanging rails and shelving.

BEDROOM 3 (11' 4" X 10' 11" MAX) OR (3.46M X 3.34M MAX)

Currently used as an office with an aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, work desk with range of storage drawers beneath. Two single wardrobe units with bed recess between and storage over with display shelving. Power points.

BATHROOM

Ceiling light, extractor fan, fully tiled wall surrounds, panelled bath unit with monobloc mixer tap and hand held shower attachment, glazed shower screen, double panelled radiator, pedestal wash hand basin with monobloc mixer tap, mirror light and shaver point over, low level WC.

OUTSIDE

The property benefits from a large covered Sun Balcony providing views over adjacent playing field with large balustrade and paved flooring. Outside light. Electric gates provide access to Park Gate with the flat benefiting from:

GARAGE

Electronically operated up and over door, power and light. There are visitor parking bays with concealed dustbin areas with gardens surrounding the buildings providing a delightful aspect from the flat.

VIEWING ARRANGEMENTS

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 taking the first turning right into Whitefield Road where Park Gate will be found immediately on the left.

LEASEHOLD & MAINTENANCE FEES

Land registry confirm that there is 125 year original lease from 2003 The vendors confirm that the maintenance is £2,950. pa with Ground Rent of £275. pa.

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.

COUNCIL TAX

The council tax for this property is band D



GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



ROAA NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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