



**20 Powis Close, New Milton, Hampshire. BH25 6AW**

**£295,000**



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







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A well presented two bedroom mid-terrace house situated in a convenient location within a short walk of New Milton town centre and mainline railway station. The property benefits from an integrated kitchen/diner, sitting room and Conservatory overlooking courtyard style rear garden.



## ENTRANCE PORCH (4' 9" X 4' 2") OR (1.45M X 1.28M)

Accessed via UPVC double glazed door with matching side screen. Double glazed window with window opener to one side, ribbed matting and glazed door provides access to:

## ENTRANCE HALL (4' 10" X 4' 0") OR (1.48M X 1.21M)

Ceiling light point, radiator, staircase to first floor landing, power point and door provides access to:

## SITTING ROOM (13' 7" X 11' 8") OR (4.14M X 3.55M)

Ceiling light point, large UPVC double glazed window overlooking front garden aspect, double panelled radiator beneath with independent thermostat, telephone point, power points, TV aerial connection point. Limestone fireplace surround with pebble effect gas fire. Door provides access to:

## KITCHEN/DINER (17' 0" X 10' 4") OR (5.19M X 3.15M)

Open plan with two ceiling light points, two sets of UPVC double glazed windows facing rear aspect, single panelled radiator with independent thermostat, power points. Space for dining table, UPVC double glazed door providing access to Conservatory. Well fitted kitchen with light Maple effect fronted kitchen units with composite roll top work surfaces with matching upstands and tiled splashbacks. Fitted Bosch induction four ring hob, eye level Hotpoint fan assisted oven and grill with eye level microwave oven above. Integrated Indesit washing machine, integrated Montpelier slimline dishwasher, free standing Bosch fridge/freezer. Comprehensive range of eye level and floor mounted kitchen units with easy access corner cabinets with a mixture of shelving, cutlery drawers and pan drawers. Concealed filter hood, bi-fold door provides access to understairs storage cupboard/pantry, Vinyl cushion flooring in kitchen, numerous power points.

## CONSERVATORY (16' 5" X 8' 1") OR (5.00M X 2.47M)

Part brick cavity with the upper elevations of UPVC double glazing with numerous window openers under a pitched double glazed roof with roof vent. Double opening doors provide access to courtyard garden. Attractive flagstone tiling. Stainless steel sink with monobloc mixer tap and storage cupboard beneath. Power points, double panelled radiator with independent thermostat, two sets of wall light points.

## LANDING (6' 8" X 2' 11") OR (2.04M X 0.90M)

Smoke alarm, ceiling light point. Access to loft, door provides access to:

## BEDROOM 1 (13' 8" X 11' 9") OR (4.17M X 3.58M)

Ceiling light point, UPVC double glazed window facing front aspect with single panelled radiator with independent thermostat beneath. Range of fitted bedroom furniture which includes 'his and hers' bedside units with concealed lighting. Eye level storage cupboards, fitted wardrobes, dressing table with nest of three storage drawers and concealed lighting. Further nest of six drawers with display surfaces above. Power points, TV aerial point, built-in wardrobe over stair recess.

## BEDROOM 2 (10' 0" X 10' 0") OR (3.05M X 3.04M)

Ceiling light point, UPVC double glazed window facing rear garden aspect. Wardrobe in recess, door provides access to airing cupboard/boiler cupboard which houses the Vailant combination gas fired central heating boiler, power points.

## SHOWER ROOM (6' 7" X 6' 7") OR (2.01M X 2.01M)

Ceiling light, UPVC double glazed window facing rear aspect. Low level WC with wash hand basin with monobloc mixer tap and pop up waste. Full size shower cubicle with glazed shower screen to one side with thermostatically controlled shower mixer with shower attachment and overhead rainwater shower. Fitted shelving, tiling to full height and aquaboarding in shower area, Vinyl cushion flooring, heated ladder style radiator, mirror fronted corner medicine cabinet.

## FRONT GARDEN

Concrete path provides access to front door entrance. The front garden is laid to lawn with ornamental Camelia bush and shrub borders providing a pleasant aspect from Sitting Room window.

## REAR GARDEN

Small in size enclosed by panelled fencing, gate providing to a rear passage, laid to patio with small garden storage shed to one corner.

## GARAGE IN BLOCK

The property benefits from a leasehold garage in a block under a flat felted roof with up and over door. The vendor informs us there is a peppercorn rent paid annually for the garage. Upon agreeing a sale the purchasers solicitor should be instructed to raise this with the sellers solicitor.

## 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 turn left at the traffic lights then right into Osborne Road taking the 5th turning into Warwick Avenue then Powis Close is first 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 £45 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.

EPC RATING

The EPC rating for this property will be confirmed shortly.



ROSS NICHOLAS 01425 625500  
TOTAL FLOOR AREA : 937 sq.ft. (87.0 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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