



2 Compton Road, New Milton, Hampshire, BH25 6EQ.

Guide Price £250,000



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

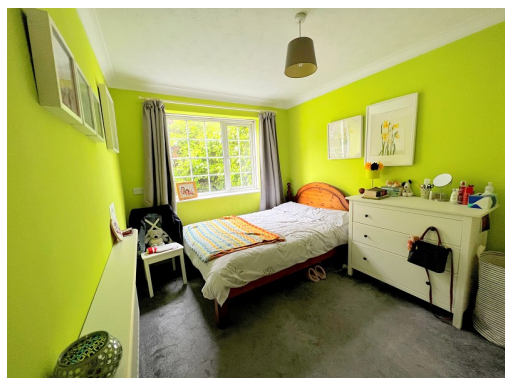




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A Two Double Bedroom Ground Floor Garden Flat conveniently located within a short walk of New Milton town centre and mainline train station. Features of the property include Entrance Porch, Entrance Hall, Lounge/Dining Room, Bathroom, Garage with Parking Space and Private Gardens.



ENTRANCE PORCH

Accessed via UPVC double glazed front door. Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, part tiled wall surrounds, power points, UPVC double glazed door providing access to:

ENTRANCE HALL

Ceiling light, panelled radiator, power points.

LOUNGE/DINER (15' 2" X 12' 2") OR (4.62M X 3.70M)

Aspect to the side and rear elevations through UPVC double glazed windows providing views over private garden. Ceiling light, double panelled radiator, power points, feature brick fireplace.



KITCHEN/BREAKFAST ROOM (12' 3" X 10' 2") OR (3.73M X 3.10M)

Aspect to the rear elevation through UPVC double glazed windows overlooking the rear garden. Ceiling light, one and a half bowl single drainer stainless steel sink unit set into a work surface extending along one wall with base cupboard beneath and recess for washing machine and dishwasher. Additional work surface with base drawers and cupboards beneath, recess for gas cooker, fitted extractor fan, eye level storage cupboards, recess for full height fridge/freezer, panelled radiator, power points, eye level storage cupboards, part tiled wall surrounds, cupboard with slatted shelving and storage over. Openway through to

REAR LOBBY

Ceiling light, UPVC double glazed door providing access onto front elevation. Large walk-in storage cupboard with obscure UPVC window facing front elevation. Tiled wall surrounds, wall mounted gas fired boiler and shelving. Additional storage cupboard with obscure UPVC double glazed window onto front, fully tiled wall surrounds, power and shelving.

BEDROOM 1 (12' 10" X 11' 11") OR (3.90M X 3.63M)

Aspect to the side elevation through double glazed window. Ceiling light, panelled radiator, power points.

BEDROOM 2 (12' 4" X 9' 2") OR (3.75M X 2.80M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator. Bed recess with two double wardrobes to sides, hanging rails and shelves. Double opening doors providing access to:



CONSERVATORY (14' 2" X 5' 1") OR (4.32M X 1.54M)

UPVC double glazed windows to front and side elevations, panelled radiator, power points.

BATHROOM

Obscure UPVC double glazed window facing rear elevation. Ceiling light, part tiled wall surrounds, panelled bath unit with monobloc mixer tap, shower attachment. Low level WC, pedestal wash hand basin, panelled radiator.

GARAGE

A driveway provides access to the Garage with up and over door, power and light and parking space to the front.

REAR GARDEN

There is a patio area adjoining the rear of the property with the remainder of the garden being laid to lawn and enclosed behind Laurel hedging.

LEASE

The vendor confirms that there was a 125 year lease from 30 March 1987, therefore it is approximately 89 years remaining.

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.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road and take the second turning right into Gore Road. Take the first turning left into Compton Road.

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 B

EPC RATING

The EPC rating for this property is D66

GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 885 sq.ft. (82.2 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.
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