



66 Old Milton Road, New Milton, Hampshire. BH25 6EH

£309,950



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





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INVESTMENT OPPORTUNITY. An original 1000 sq ft (apx) detached 3 bedroom house converted to offices with an attached 1000 sq ft (apx) industrial unit. Located within a short walk of New Milton Town Centre and offering numerous features including reception areas, Four offices, Two kitchens and studio. Vacant Possession & Sole Agents.



ORIGINAL HOUSE

RECEPTION PORCH (20' 4" X 5' 10") OR (6.19M X 1.78M)

The original three bedroom detached house has been converted into offices and has a large Reception Porch with UPVC double glazed doors and windows with solid roof. Door provides access to:

RECEPTION (12' 0" X 16' 8") OR (3.66M X 5.09M)

Smooth finished ceiling, ceiling light point, panelled radiator, aspect to the front elevation, cupboard housing distribution box and consumer unit.

OFFICE ONE (13' 5" X 11' 5") OR (4.09M X 3.49M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling lights, range of power points including internet connections. Panelled radiator.

OFFICE TWO (5' 10" X 7' 11") OR (1.78M X 2.41M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, internet connections.

CLOAKROOM

Obscure window to side, recessed light, low level WC, wash hand basin tiled wall surrounds.

LOBBY

Door providing access onto side elevation. Smooth finished ceiling, ceiling light, staircase to first floor landing.

FIRST FLOOR LANDING

Window to side, smooth finished ceiling, ceiling light, power point, hatch to loft area.

OFFICE THREE (11' 11" X 12' 11") OR (3.63M X 3.94M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator. Power points, Internet connection. Cupboard housing Vaillant gas fired boiler with pre-lagged hot water cylinder and fitted immersion heater.

OFFICE FOUR (11' 6" X 10' 7") OR (3.50M X 3.23M)

Smooth finished ceiling, ceiling light, power points, panelled radiator, Internet connections.

KITCHEN (8' 7" X 8' 0") OR (2.61M X 2.43M)

Aspect to the rear elevation. Smooth finished ceiling, ceiling light, panelled radiator, single bowl single drainer stainless steel sink unit set into a work surface extending along one wall with base drawers and cupboards beneath, recesses for under counter fridge and freezer. Power points.

CLOAKROOM

Obscure UPVC double glazed window to front, smooth finished ceiling, ceiling light point, low level WC, pedestal wash hand basin with monobloc mixer tap, tiled splash back, panelled radiator. Please note this was a shower room previously.

HALLWAY

Accessed from Office One and connects the original house and the industrial unit. Obscure window to side, panelled radiator, ceiling light, door providing access into Reception Room Two.

INDUSTRIAL UNIT

RECEPTION (16' 3" X 8' 5") OR (4.96M X 2.57M)

Vaulted ceiling, UPVC double glazed French doors leading from courtyard and matching side screens. Power points and internet connections.

WC

UPVC window to front, smooth finished ceiling, ceiling light, extractor fan, low level WC, wall hung wash hand basin with monobloc mixer tap and large mirror, wall mounted electric heater.

STUDIO (29' 2" X 22' 10") OR (8.90M X 6.96M)

Large studio with high vaulted ceiling, numerous power points and Internet connections. Ceiling light, air conditioning and heating unit, door providing access to side elevation, openway through to:

KITCHEN (7' 1" X 22' 8") OR (2.15M X 6.90M)

Vaulted ceiling, ceiling light, single bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along one wall with base drawers and cupboards beneath with recess for under counter fridge. Power points.

OUTSIDE

The front elevation is Tarmacadam providing off road parking. A driveway extends along the side elevation which in turn provides access to the rear courtyard which once again is mostly Tarmac and has a covered shelter. Throughout the development there are a number of outside lights and security cameras.



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 Old Milton Road and No. 66 Will be found on the right hand side next to Lush Signs.

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.

TENURE

The resale tenure for this property is Freehold

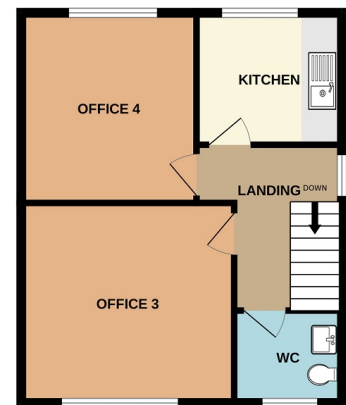
EPC RATING

The EPC rating for this property is A99



GROUND FLOOR
1527 sq.ft. (141.9 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1980 sq.ft. (183.9 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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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.