



**Harrison**  
SALES & LETTINGS



**F3, 18a Station Road, New Milton, BH25 6JX**

**£1,000 Per Calendar Month**

EMAIL ENQUIRIES PLEASE. HARRISON ESTATE AGENTS ARE PLEASED TO OFFER A New Milton First Floor Town Centre Apartment. Accessed from the Rear of The High Street with the accommodation comprising Open Plan Kitchen and Living Area. Two Double Bedrooms and Bathroom. The property benefits from Double Glazing and Electric Heating. Available Now To View. Please Note That There is No Parking with the Property. Available To View Now and Occupation Mid March 2026.

## FRONT

View to the front of the property.

## ENTRANCE HALL



External entrance via concrete stairs to wooden front door, carpeted communal hallway entrance, flat hallway via stairs to split-level flat, plain plastered ceilings, consumer unit, two storage cupboards and storage shelf.

## LIVING ROOM 17'9" x 13'1" (5.40 x 3.98)



Uovc double glazed window to the front elevation. Plain plastered and coved ceiling, storage heater, television and power points.

## KITCHEN AREA



Matching wall and base units, space for electric oven, extractor fan, space and plumbing for washing machine, space for fridge freezer, Stainless steel single sink unit with a single bowl, single drainer with single taps, partially tiled.

## BATHROOM 7'1" x 4'11" (2.16 x 1.5)



Bath with panel, wash hand basin and wc. Roofline window and light.

**BEDROOM 1 10'1" x 12'6" (3.08 x 3.81)**

Plain plastered ceiling, double glazed window facing the rear of the property, storage heater and power points.

**BEDROOM 2 16'2" x 8'2" (4.93 x 2.49)**

Sloping ceiling, large double glazed window facing the rear the property, night storage heater and power points.

**ACCESS**

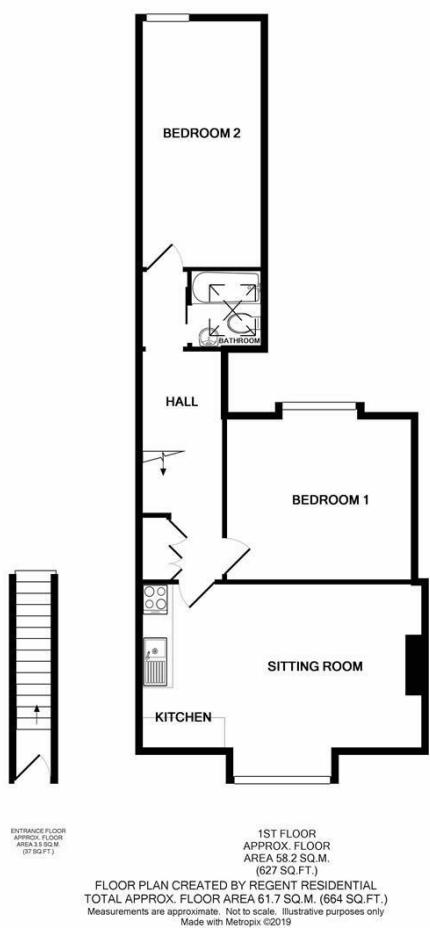
The property is accessed at the rear of Station Road.

**NOTES FOR TENANTS**

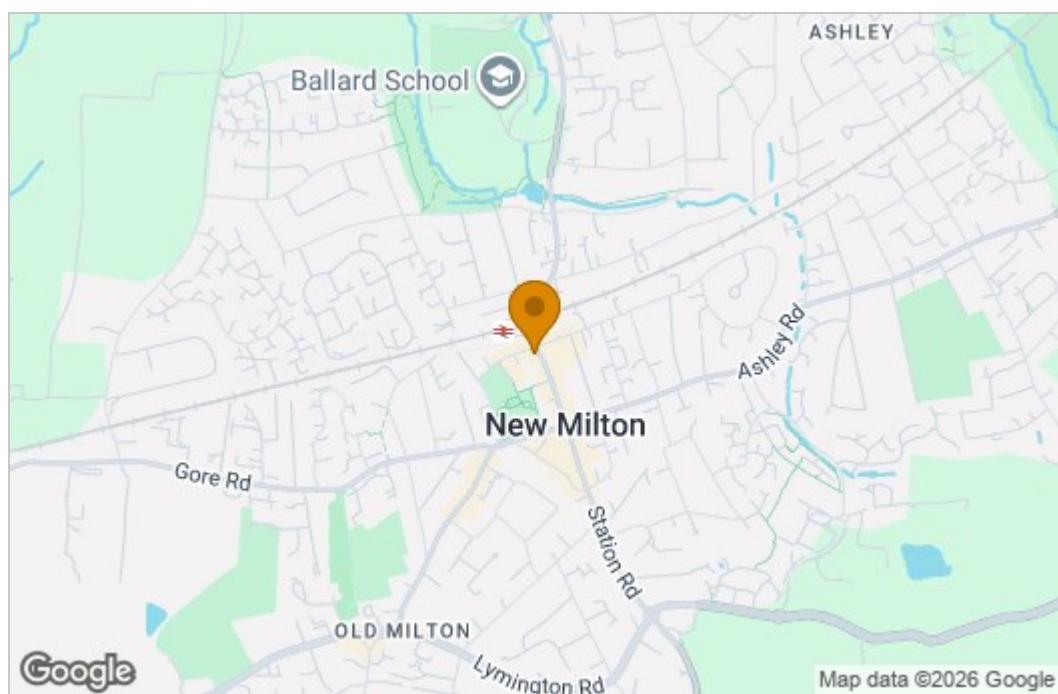
All tenants will be formally referenced which will include income, credit and employment. The outcome of the references will determine whether the landlords will proceed with the tenancy. Please contact our office for further details 01425 610016. Harrison Estate Agents Ltd employ Regent Residential Lettings Ltd to deal with all lettings administration and finance. Full details of fees are available on our website [www.harrisonestateagents.com](http://www.harrisonestateagents.com)

## Floor Plan

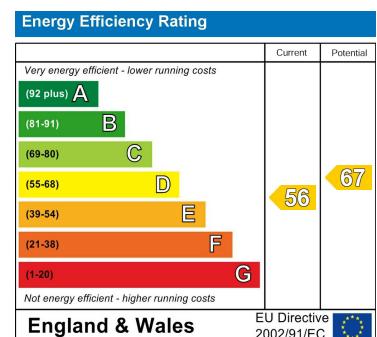
This plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate. DO NOT SCALE.



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.