



**16 Crossmead Avenue, New Milton, Hampshire. BH25 6NF**

**Guide Price £595,000**



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





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A deceptively spacious 3/4 bedroom detached bungalow conveniently located within a short walk of New Milton Town centre. Features of the property include Entrance Hall, Sitting Room, Bedroom One/Family room, Bedroom four/Study, Bathroom, Separate WC, Sitting Room, Dining Room, Kitchen, off road parking for numerous cars including boat/caravan subject to size, Garage, South/Easterly facing garden, Sole Agents, Vacant possession.



## ENTRANCE HALL

Accessed via a double glazed front door with matching side screens. Two panelled radiators, programmer and time clock for central heating, power points, two ceiling light points, hatch to loft area with pull down ladder.

## SITTING ROOM (10' 7" X 14' 1") OR (3.22M X 4.30M)

Aspect to the rear elevation through UPVC double glazed bay window with central door providing access to the rear patio and garden beyond. Ceiling light, double panelled radiator, power points, wall hung electric fire with connections for wall hung television and shelving to side.

## DINING ROOM (11' 0" X 8' 9") OR (3.35M X 2.66M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, double panelled radiator, double opening airing cupboard housing gas fired boiler with additional storage over. Open way through to:

## KITCHEN/BREAKFAST ROOM (12' 3" X 10' 6") OR (3.74M X 3.20M)

Aspect to the rear elevation through UPVC double glazed window together with UPVC double glazed door providing access to patio and garden beyond. Ceiling light, one and a half bowl single drainer sink unit with monobloc mixer tap set into a working surface extending along three walls with a range of base drawers and cupboards beneath. Recess for threequarter height fridge/freezer, tumble dryer, washing machine, electric cooker, range of eye level storage cupboards, part tiled wall surrounds, power points, double panelled radiator.

## BEDROOM 1 (14' 10" X 10' 9") OR (4.53M X 3.28M)

Versatile room for use as bedroom or family room. Aspect to both front and side elevations through two UPVC double glazed bay windows. Ceiling light, three double panelled radiators, power points, electric fire.

## BEDROOM 2 (13' 11" X 12' 1" MAX) OR (4.24M X 3.68M MAX)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, range of bedroom furniture including bed recess, bedside cabinet, one double and three single wardrobe units with hanging rails and shelving. Chest of drawers extending along one wall with storage drawers and cupboards beneath. TV aerial point, power points.

## BEDROOM 3 (12' 0" X 10' 7") OR (3.66M X 3.22M)

Aspect to the side elevation through UPVC double glazed bay window. Ceiling light, double panelled radiator, power points. Dressing table incorporating wash hand basin with monobloc mixer tap, power points.

## BEDROOM 4/STUDY (8' 9" X 8' 0") OR (2.66M X 2.43M)

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

## BATHROOM

Obscure UPVC double glazed window to side. Ceiling light, panelled bath unit with thermostatically controlled shower unit and glazed shower screen. Wash hand basin with monobloc mixer tap and storage cupboards beneath. Panelled radiator, part tiled wall surrounds, extractor fan, mirror fronted medicine cabinet, shaver point.

## SEPARATE WC

Obscure UPVC double glazed window to side. Ceiling light, extractor fan, low level WC. Wash hand basin with monobloc mixer tap, part tiled wall surrounds.

## OUTSIDE

The front garden is mainly laid to lawn with a selection of shrub and flower borders enclosed behind close board fencing and hedging. A driveway provides off road parking for approximately 3 - 4 cars, caravan or boat subject to side. The driveway continues along the side elevation providing access to:

## DETACHED GARAGE

Double opening doors, power and light. Aspect to the rear elevation and personal door leading to:

## REAR GARDEN

Enjoying a South/Easterly aspect with paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of shrubs and flower beds. The garden is enclosed behind close board fencing and enjoys outside lighting and summerhouse with double opening doors.

## 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 proceed down the road and on reaching Tesco Express on the left turn into Crossmead Avenue.

## 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. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 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.



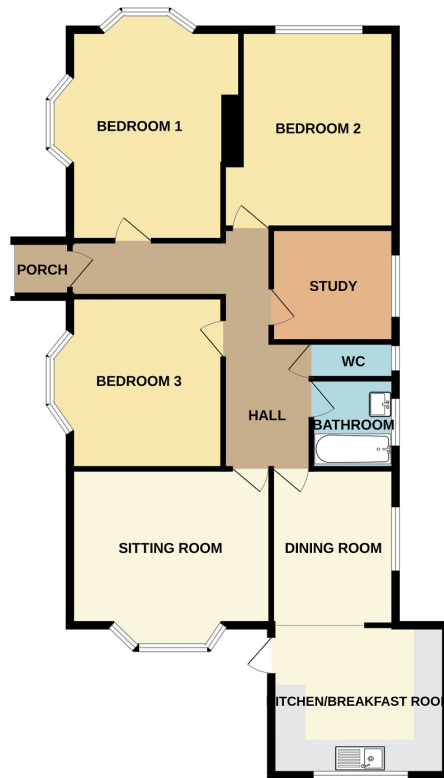
## TENURE

The resale tenure for this property is Freehold

## COUNCIL TAX

The council tax for this property is band E

GROUND FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1123 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.