



20a Crossmead Avenue, New Milton, Hampshire. BH25 6NF

£590,000



Ross Nicholas & Company Limited
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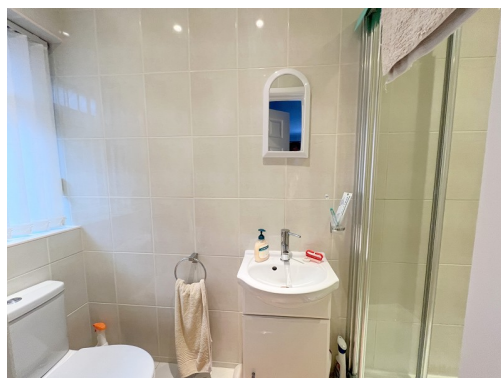




20a Crossmead Avenue, New Milton, Hampshire. BH25 6NF

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A very well presented two double bedroom detached bungalow located within a short walk of New Milton town centre. Features of the property include large entrance hall, sitting room, conservatory, kitchen/breakfast room, En-suite shower room, main bathroom, in and out driveway, garage and private gardens. End of Chain.



RECESSED ENTRANCE PORCH

With UPVC door and matching side screens leading to:

ENTRANCE HALL (15' 7" X 6' 0") OR (4.74M X 1.84M)

Hatch to loft area with pull down ladder, smoothed finished ceilings, two ceiling light points, panelled radiator, power points, cupboard housing consumer unit and meter.

SITTING ROOM (22' 5" X 12' 5") OR (6.84M X 3.79M)

Aspect to the rear elevation through UPVC double glazed window, smoothed finished ceiling, two ceiling light points, two double panelled radiators, power points, open fire with stone surround, hearth and mantel. Double opening UPVC doors with watching side screens leading to:

CONSERVATORY (12' 10" X 12' 6") OR (3.92M X 3.80M)

Vaulted glazed ceiling with wall skirt and UPVC double glazed windows, range of power points and doors providing views and access on to garden.

KITCHEN BREAKFAST ROOM (15' 5" X 12' 5") OR (4.71M X 3.79M)

Aspect to both rear and side elevations through UPVC double glazed windows. Smoothed finished ceilings, recessed lighting, One and a half bowl single drainer stainless steel sink unit set in to a working surface extending along two walls with a range of base drawers and cupboards beneath. Integrated washing machine and slimline dishwasher. Cupboard housing Gloworm gas fired boiler, part tiled wall surrounds and eye level storage cupboards. Additional worksurface with under counter fridge and separate freezer units, fitted stainless steel electric double oven, gas hob with extractor fan over. Double storage cupboard with shelving and UPVC door leading to garden.

BEDROOM 1 (14' 3" X 11' 4") OR (4.34M X 3.46M)

Aspect to the front elevation through UPVC double glazed window, smoothed finished ceiling, ceiling light, double panelled radiator, power points and triple wardrobe with mirrored fronted sliding doors.

EN-SUITE SHOWER ROOM (7' 8" X 2' 7") OR (2.34M X 0.80M)

Obscure UPVC double glazed window to side, smoothed finished ceiling, recessed lighting and fully tiled wall surrounds. Low Level w.c, wash hand basin with monobloc mixer tap and storage cupboard beneath. Shower cubicle with folding shower screen.

BEDROOM 2 (12' 9" X 10' 11") OR (3.89M X 3.32M)

Aspect to the front elevation through UPVC double glazed window, double panelled radiator and range of power points. Double wardrobe with sliding mirror doors, hanging and shelving.

BATHROOM (7' 8" X 5' 9") OR (2.33M X 1.76M)

Obscure UPVC double glazed window to side, smoothed finished ceiling, recessed lighting, fully tiled wall surrounds, heated towel rail, panelled bath unit with glazed shower screen, monobloc mixer tap and shower attachment, low level w.c, wash bowl with monobloc mixer tap and storage beneath.

FRONT GARDEN

Impressive in and out drive way with central semi circular lawned area with a selection of shrub and flower beds. The driveway provides of road parking for numerous vehicles and access to:

GARAGE (17' 10" X 8' 9") OR (5.44M X 2.67M)

Remote controlled up and over door, light and power, windows to side and rear with personal door leading to:

SIDE GARDEN

Mainly shingled with timber shed with power and light. Pathway provides access from the front elevation to:

REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being laid to lawn, selection of shrub and flower beds. The garden is enclosed behind fencing and hedging to provide seclusion. There are two additional sheds, water tap and lighting.

DIRECTIONAL NOTE

From our office proceed down Old Milton Road, over the roundabout and take the next left in to Crossmead Avenue. Number 20a will be located on the left hand side.

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. AI maybe used to brighten photographs on an overcast day.

BUYERS NOTE

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.

COUNCIL TAX

The council tax for this property is band E



GROUND FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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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