



19 Crossmead Avenue, New Milton, Hampshire. BH25 6NF

£695,000



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





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Hampshire. BH25 6NF**

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An exceptional opportunity to acquire a beautifully presented, detached three-bedroom chalet bungalow complemented by a stylish, self-contained one-bedroom annexe. Perfectly positioned in a highly sought-after location, the property enjoys and benefits from level, easy access to New Milton town centre, with its excellent range of shops, cafes and amenities just a short walk away.



ENTRANCE PORCH

Outside wall lantern, composite UPVC double glazed door with matching side screens provides access to Entrance Porch leading to:

ENTRANCE HALL

Coving to ceiling, ceiling light point, balustrade staircase to first floor landing which is flooded with light, radiator with independent thermostat. Attractive hardwood flooring, power points, cupboard provides access to electric meter and safety trip consumer unit. Triple opening cupboard with shelving and hanging within. Door provides access to:



SITTING ROOM (15' 0" x 17' 8") or (4.56m x 5.39m)

A fantastic sized room with coving to ceiling. Dual aspect with attractive UPVC double glazed bay window overlooking front garden aspect. Feature fireplace surround. Numerous power points, double panelled radiator with independent thermostat.

DINING ROOM (12' 3" x 11' 11") or (3.73m x 3.62m)

coving to ceiling, ceiling light point, double opening French doors provide access to patio and rear garden which faces West. Double panelled radiator with independent thermostat, power points.



KITCHEN (11' 11" x 11' 9") or (3.63m x 3.59m)

Coving to ceiling, numerous ceiling downlights. Comprehensive range of eye level and floor mounted kitchen units in white matt finish with stainless steel style handles with Granite effect roll top work surfaces with matching upstands. Tiled splash back above found ring Neff gas hob with extractor hood above, under unit lighting, breakfast bar with illuminated display cupboard above. Space for three bar stools. Integrated dishwasher, one and a half bowl stainless steel sink unit with swan necked mixer tap with UPVC double glazed window overlooking the rear garden aspect. Indesit double oven with grill with storage cupboards above and beneath. Space for under counter fridge and Freezer, radiator, numerous power points, cutlery drawer and two pan drawers and multi-glazed door provides connecting access to Annexe.



GROUND FLOOR BEDROOM (15' 5" x 0' 0" x 12' 0") or (4.71m x 0.0m x 3.67m)

Coving to ceiling, ceiling light point. UPVC double glazed bay window overlooking front garden aspect. Range of fitted wardrobes flanking one wall, double panelled radiator with independent thermostat, power points.

GROUND FLOOR BATH/SHOWER (9' 0" x 5' 5") or (2.74m x 1.64m)

Ground floor Bathroom, coving to ceiling, UPVC double glazed window facing rear garden aspect. White suite comprising panelled enclosed bath with mixer taps and shower attachment with separate electric shower unit above with glazed shower screen to one side. Pedestal wash hand basin with hot and cold taps. Fully tiled walls, Vinyl cushion flooring, heated chrome effect towel rail.



FIRST FLOOR LANDING

Ceiling light point. Velux window, door provides access to:

BEDROOM 2 (14' 1" x 10' 0") or (4.28m x 3.04m)

Sloping ceilings to three sides. two Velux windows. Radiator, power points, door provides access to walk-in wardrobe with light and shelf within.

BEDROOM 3 (14' 1" x 9' 6") or (4.28m x 2.89m)

Sloping ceilings to three sides. Velux windows facing front and rear. Radiator, power points. Door provides access to walk- in wardrobe with light and shelf within.

BATHROOM (7' 4" x 5' 7") or (2.24m x 1.71m)

Ceiling light, wall mounted extractor. UPVC double glazed window facing rear aspect, modern white suite comprising panelled enclosed bath with mixer taps and shower attachment and pop-up waste. Low level WC, pedestal wash hand basin with hot and cold taps with tiled splash backs and mirror fronted medicine cabinet above. Radiator, tiled flooring, tiling to full height over bath area.



ANNEXE

The annexe can be accessed by a side gate with a UPVC double glazed door providing access to:

KITCHEN (12' 5" x 8' 8") or (3.79m x 2.65m)

Coving to ceiling, numerous ceiling downlights. UPVC double glazed window overlooking front driveway aspect. Sizeable kitchen for an Annexe with comprehensive range of eye level and floor mounted kitchen units. Single bowl sink unit with single drainer and swan necked mixer tap. Space for slimline dishwasher, fitted Neff four ring gas hob with fan assisted oven and grill beneath with filter hood above. Space for upright fridge/freezer. Space and plumbing for automatic washing machine. Illuminated china display cabinets, tiled splash backs, power points, Vinyl cushion flooring, radiator with independent thermostat, door provides access to cupboard housing Vailant central heating boiler and safety trip consumer unit to one side.



HALLWAY (10' 7" x 2' 7") or (3.23m x 0.79m)

Coving to ceiling, ceiling light point, laminate flooring, power points, opaque UPVC double glazed window facing a Northerly aspect, door provides access to Bathroom and Sitting Room.

SITTING ROOM (14' 8" x 10' 11") or (4.46m x 3.34m)

Coving to ceiling, ceiling light point, TV aerial point, power points, double panelled radiator with independent thermostat. Double opening French doors with matching side screens provide access to patio and rear garden. Door provides access to:

BEDROOM 1 (11' 5" x 10' 11") or (3.48m x 3.34m)

Of good size being a double bedroom with fitted wardrobe. Coving to ceiling, ceiling light point, UPVC double glazed window overlooking rear garden aspect. Double panelled radiator with independent thermostat. power points.

SHOWER ROOM (7' 5" x 4' 11") or (2.25m x 1.49m)

Designed as a Wet Room, fully tiled in shower area with Mira electric shower and pull across shower curtain. Opaque double glazed window facing side aspect, low level WC, pedestal wash hand basin with hot and cold taps, radiator, mirror fronted medicine cabinet, towel rail, wall mounted extractor.

OUTSIDE

An extensive block paved drive provides off road parking for numerous vehicles with Purbeck stone boundary walling to front. Panelled fencing between neighbouring properties, main front garden is laid to lawn with shrubs and bushes. Path to front door and gate to Annexe.

REAR GARDEN

An attractive L-shaped patio enjoys views over the rear garden, creating an ideal space for outdoor dining and relaxation. The property further benefits from low-maintenance uPVC soffits and fascias, external security floodlight, power points and a water tap.

The garden is mainly laid to a level lawn with a useful storage shed positioned discreetly in one corner. A combination of mature evergreen hedging and close-boarded fencing provides excellent screening, ensuring privacy from neighbouring properties and creating a calm, peaceful setting.

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 proceed until reaching Crossmead Avenue on the left.

PLEASE NOTE

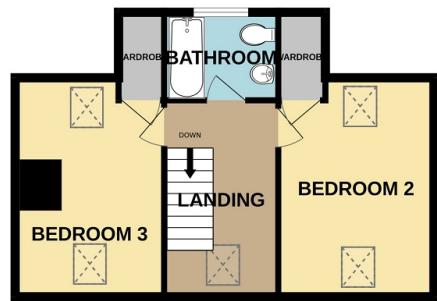
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

BUYERS NOTE

Visit our website www.rossnicholas.co.uk for further information. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks are £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verified 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.

GROUND FLOOR
1412 sq.ft. (131.1 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1835 sq.ft. (170.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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.