



20a Crossmead Avenue, New Milton, BH25 6NF

£590,000

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*20a Crossmead Avenue
New Milton
Hampshire
BH25 6NF*

A superbly positioned two bedroom, two bathroom bungalow, conveniently located within walking distance of New Milton town centre. The property also benefits from a spacious sitting room that leads to a modern conservatory, a private rear garden, ample off road parking, a single garage with power, and is offered with no onward chain.

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting Room
- Conservatory
- Two Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Private Rear Garden
- Garage
- Off Road Parking
- No Forward Chain



The Property

Entrance hall with carpeted flooring, a radiator, a storage cupboard, and a UPVC double glazed front door.

Modern kitchen with timber effect flooring, a UPVC double glazed casement door providing garden access, part tiled walls, recessed ceiling spotlights, a generous range of shaker style wall and base units with contrasting marble effect worktops, integrated appliances including a one and a half bowl stainless steel sink with a mixer tap and drainer, a four burner gas hob, raised electric ovens, an under counter fridge/freezer, slimline dishwasher, and washing machine. There is also a cupboard housing the gas fired central heating boiler, and there is ample space for a breakfast table and chairs.

A spacious sitting room featuring a pleasant outlook onto the rear garden, a fireplace and double doors leading to the conservatory.

Conservatory with timber effect flooring, electric power points, UPVC windows and a roof with a dwarf cavity brick wall and double casement doors opening directly onto the rear garden.

Family bathroom with timber effect flooring, fully tiled walls, recessed ceiling spotlights, a UPVC double glazed window and a modern suite comprising a wash hand basin with a mixer tap over and storage beneath, a WC, a panelled bath with mixer tap and shower attachment, a glass shower screen, and a chrome ladder style heated towel rail.

Bedroom one is a spacious bedroom with a fitted triple wardrobe and an outlook to the front of the property. The room also benefits from an en-suite shower room with timber effect flooring, fully tiled walls, recessed ceiling spotlights, a UPVC double glazed window and a modern suite comprising a wash hand basin with a mixer tap over and storage beneath, a WC, and a shower cubicle with a glass folding door.

Bedroom two is a generous double bedroom which enjoys an outlook to the front, carpeted flooring and a fitted double wardrobe.





Gardens & Grounds

To the front of the property is a large tarmac driveway providing ample off road parking, a small area of lawn, mature shrubs, fencing, and brick edging. This leads to the garage, which has an up and over door.

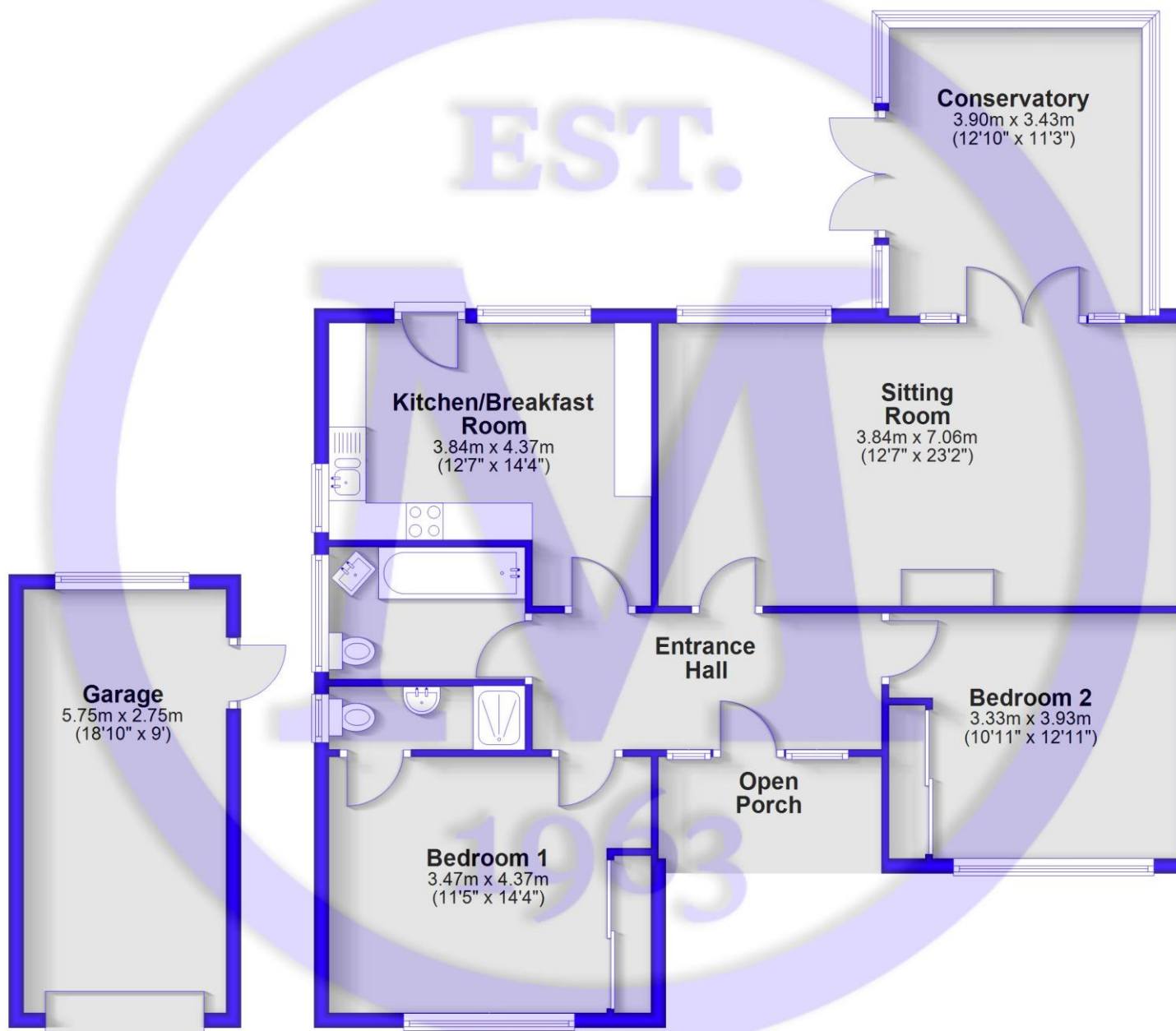
The rear garden is particularly private, with an excellent degree of mature shrubs and hedging. A large Indian sandstone patio adjoins the property, accessible from both the kitchen and conservatory, leading to a generous lawn area. The garden is enclosed by close board fencing and includes a timber side gate, with rear access to the garage.

Services

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating To be confirmed

Floor Plan

Approx. 122.4 sq. metres (1317.6 sq. feet)



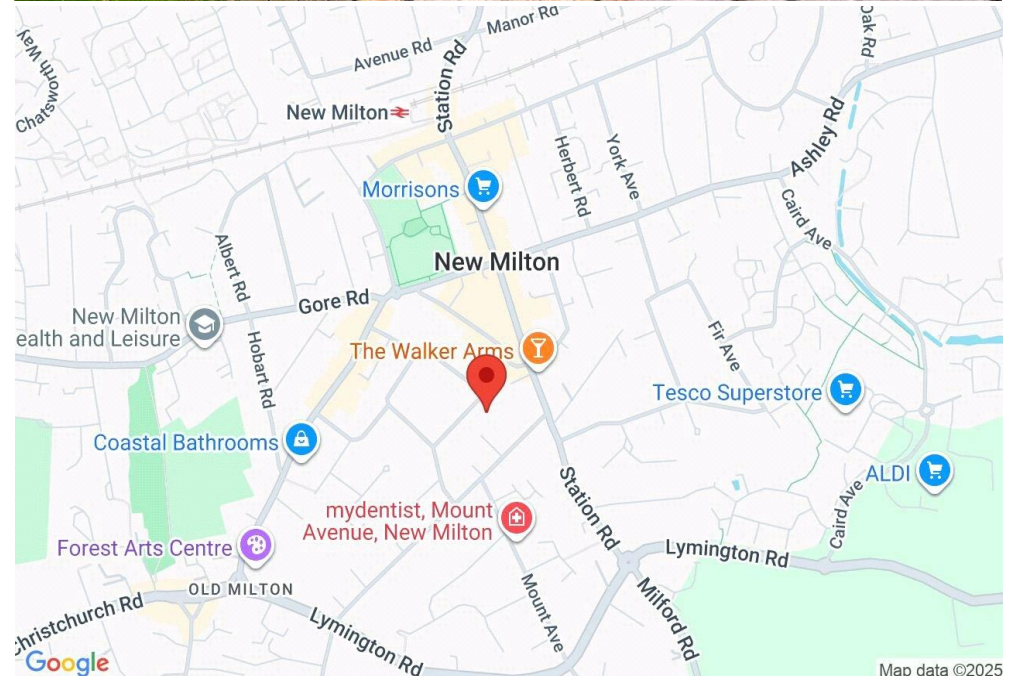
Total area: approx. 122.4 sq. metres (1317.6 sq. feet)

Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

Directions

From Mitchells, proceed along Old Milton Road. At the roundabout continue straight across. Take the first turning left into Crossmead Avenue, where the property will be found on the right hand side.





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