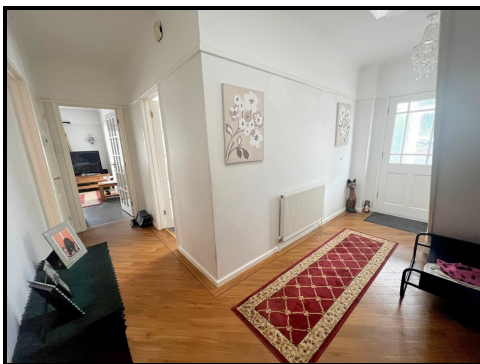




2 Crossmead Avenue, New Milton, Hampshire, BH25 6NF.

Guide Price £599,950



Ross Nicholas & Company Limited
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BH25 6DQ.
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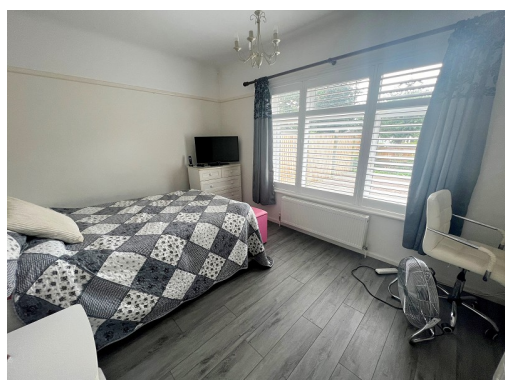




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Guide Price £599,950

A well presented 3/4 bedroom detached chalet bungalow located within a short walk of New Milton town centre. The property offers numerous features including: entrance porch, sitting room, garden room, dining room/bedroom four, en-suite shower room, ground floor bathroom, two first floor bedrooms, driveway, garage and landscaped gardens.



ENTRANCE PORCH

UPVC double glazed door provides access to Entrance Porch of double glazed construction, wall light, door providing access to:

ENTRANCE HALL

Staircase to first floor landing, panelled radiator, smooth finished ceiling, ceiling light points, smoke detector, power points, thermostatic control for central heating, coats cupboard with hanging rail and shelving.

SITTING ROOM (14' 4" X 13' 11") OR (4.36M X 4.25M)

Aspect to the side elevation through UPVC double glazed window. smooth finished ceiling, ceiling light point, panelled radiator, flame effect gas fire set into a stone surround, hearth and mantel. Two double panelled radiators, TV aerial points, open way through to:

GARDEN ROOM

UPVC double glazed windows with door providing access onto garden. Smooth finished ceiling, panelled radiator.

KITCHEN (17' 0" X 13' 0") OR (5.18M X 3.95M)

Aspect to the rear elevation through UPVC double glazed windows and side through UPVC double glazed window. Smooth finished ceiling, recessed lighting, one and a half bowl ceramic sink unit with monobloc mixer tap set into a work surface extending along one wall with base drawers and cupboards beneath. Integrated dishwasher, additional work surface with base drawers beneath and central Neff double oven one of which having hot plate, panelled radiator, power points, central island with four ring induction hob and suspended canopy extractor fan over, base drawers and cupboards beneath, breakfast bar with seating for four. Recess for American style fridge/freezer, UPVC double glazed door providing access to:

REAR LOBBY

Of UPVC double glazed construction UPVC double glazed door onto garden.

UTILITY ROOM

Aspect onto side elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, Worcester Bosch gas fired boiler, Butler style stainless steel sink unit with roll top work surface, recess for washing machine, cupboard and drawers beneath, storage cupboards, panelled radiator.

BEDROOM 1 (15' 6" X 14' 2") OR (4.73M X 4.33M)

Ground floor bedroom with aspect to front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, double panelled radiator, range of fitted furniture incorporating, bed recess, bedside cabinets, three double and two single wardrobe units with hanging rails and shelving. Chest of drawers with drawers and cupboards beneath. Additional double wardrobe.

SHOWER ROOM

Obscure UPVC double glazed window to rear, coved ceiling, recessed lighting, extractor fan, corner shower cubicle with tiled surround and glazed doors, low level WC, twin hand basin with monobloc mixer taps and storage beneath and lighting over. Single panelled radiator.

BEDROOM 2/DINNING ROOM (9' 8" X 14' 3") OR (2.95M X 4.34M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, double panelled radiator, power points, recess for bed, bedside cabinet, double panelled radiator.

GROUND FLOOR BATH/SHOWER

Smooth finished ceiling, recessed lighting, corner bath unit with monobloc mixer tap, shower attachment, wash hand basin with drawers and cupboards beneath. Display niche to side and low level WC, part tiled wall surrounds, heated towel rail.

FIRST FLOOR LANDING

Double glazed Velux window facing front elevation, ceiling light, smoke detector.

BEDROOM 3 (11' 11" X 11' 8") OR (3.62M X 3.56M)

Aspect to the rear elevation through UPVC double glazed windows. Eaves storage cupboards, three single wardrobe units with hanging rails and shelving, power points.

BEDROOM 4 (11' 11" X 9' 9") OR (3.62M X 2.96M)

Aspect to front and rear elevations through UPVC double glazed windows. Eaves storage, power points.

SHOWER ROOM (6' 0" X 5' 9") OR (1.82M X 1.75M)

Obscure UPVC double glazed window to rear, smooth finished ceiling, recessed lighting, extractor fan, panelled radiator. low level WC, pedestal wash hand basin, corner shower unit with sliding shower screen.

OUTSIDE

The front elevation is mainly brick paved providing off road parking for five to six cars and is bounded behind both close board fencing, brick walling and wrought iron gates. The side garden is designed for easy maintenance and has been mainly paved and enclosed behind close board fencing. Summer House located on the rear boundary. The side courtyard allows an ideal space for drying clothes and there is a timber shed and raised vegetable patch.

GARAGE

Wider than average and having remote controlled up and over door together with power and light.



DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road 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.

TENURE

The resale tenure for this property is Freehold.

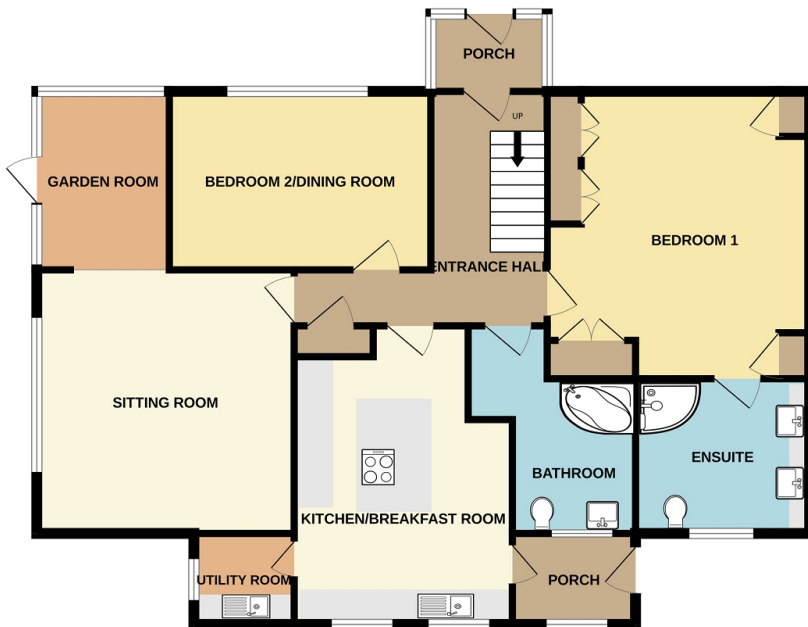
COUNCIL TAX

The council tax for this property is band E.

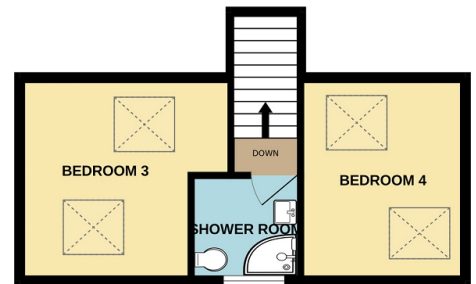
EPC RATING

The EPC rating for this property is D57.

GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1432 sq.ft. (133.1 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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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.