



PETTENGELLS
ESTATE AGENTS

10 Crossmead Avenue, New Milton, Hampshire, BH25 6NF
Asking Price £750,000

10 Crossmead Avenue, New Milton, Hampshire,
BH25 6NF

- Incredibly versatile three double bedroom chalet style property
- Ground floor bedroom with ensuite shower room
- Two first floor bedrooms both with fitted wardrobes and ensuite
- Stunning triple aspect living room
- Large dining room and conservatory
- Well laid out kitchen/breakfast room
- Utility room and separate WC
- Integral large single garage with electric roller door
- Gas fired central heating and double glazed
- Chain free sale (subject to probate)



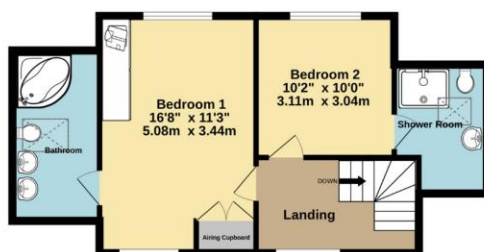
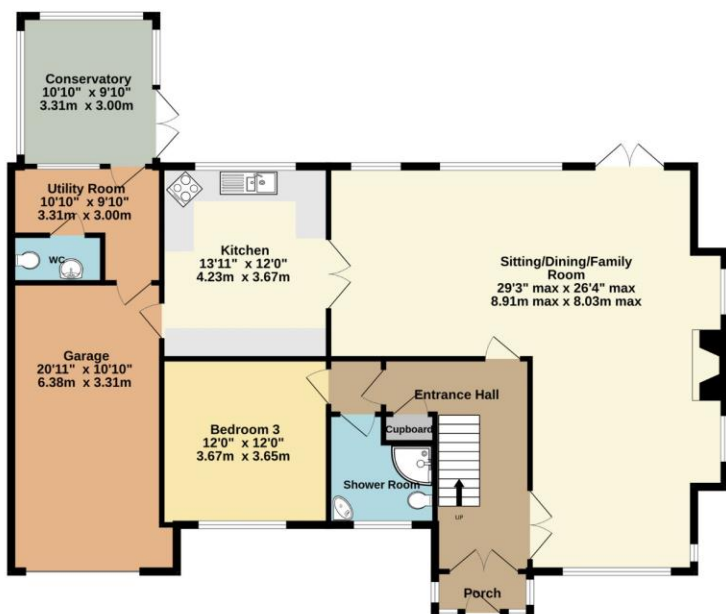


Accommodation: Double doors open into the entrance porch leading into the spacious hallway with door to the triple aspect living room with feature brick built fire surround and gas fire with french doors opening to the rear garden, this then flows to the sizable dining area with double doors leading to the kitchen breakfast room. The kitchen has a built in electric hob, double oven and extractor with room for breakfast table. The utility room has space for the washing machine and tumble dryer with door to the WC, door leading to the integral garage and further door to the conservatory. On the first floor you have the master bedroom with a comprehensive range of fitted wardrobes and storage cupboards with door to the ensuite bathroom with WC, corner bath and twin sink unit with storage below. Bedroom two similarly has a range of fitted wardrobes and an ensuite shower room with shower, WC and wash hand basin.

EPC: D. Council tax band: E. Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 2041 sq.ft. (189.6 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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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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