High Street

Milford on Sea, Lymington, SO41 0AH

SPENCERS
NEW FOREST

1 Telford Cottages

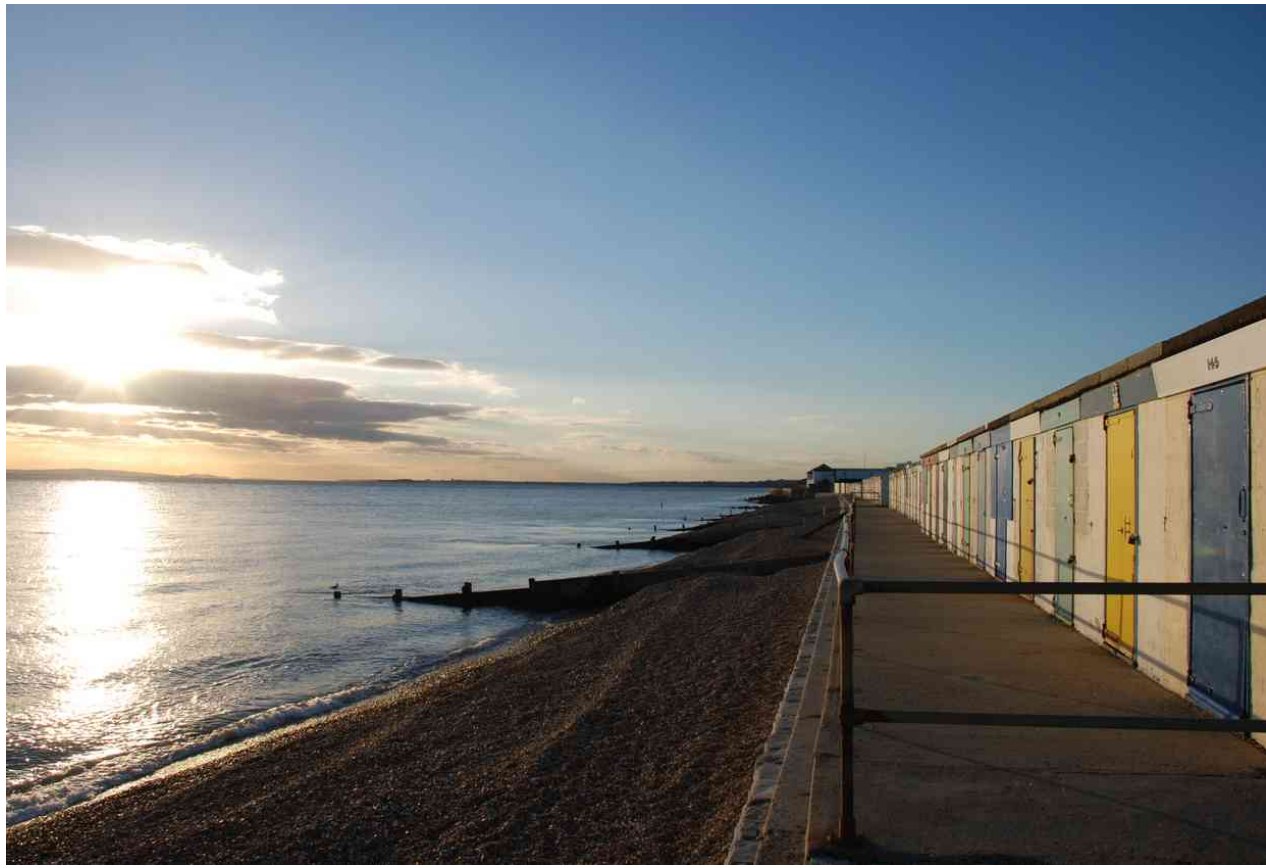
77 High Street, Milford on Sea, Lymington, SO41 0AH

£249,950

NO ONWARD CHAIN. A very well presented two double bedroom home in the heart of Milford on Sea with a beautiful secluded walled garden and private parking. This sought-after coastal village enjoys a vibrant community, safe swimming beaches and a variety of independent shops and restaurants. Viewing is highly recommended. Designed for residents aged 55 and over. EPR: C

Situation

Situated in a highly sought after location in the heart of the village. Milford on Sea village offers an excellent range of local shops and renowned restaurants, positioned around the village green. The safe bathing beaches fronting Christchurch Bay make this a popular holiday destination with the hamlet of Keyhaven offering extensive sailing opportunities and coastal walks just a mile and a half further along the road from the property. The village is within approximately five miles of the Georgian market town of Lymington where there are two deep water marinas, sailing and yacht clubs. New Milton railway station, some 4 miles to the west, has a main line service to London Waterloo with a journey time of approximately 1 hour 20 minutes. The village is also in close proximity to both Bournemouth International and Southampton Airports and main Cruise Terminals.



The Property

The entrance door opens to the hallway where the stairs lead to the first floor and where a storage cupboard houses the gas fired boiler. The living room has an attractive feature fireplace and a glazed door leads out to the rear walled garden. The kitchen is accessed from the lounge and has a range of quality fitted units, an integral oven with four ring gas hob, sink and Karndean flooring, as well as space for upright fridge/freezer,. There is also a cloakroom with wc and sink positioned on the ground floor.

The first-floor landing leads to bedroom one with built in wardrobe and benefits from dual aspect windows to the side and rear. Bedroom two is a good size with a single window to the side aspect. The bathroom has a modern white suite comprising bath with shower over, sink and wc.

2 1 2

Outside

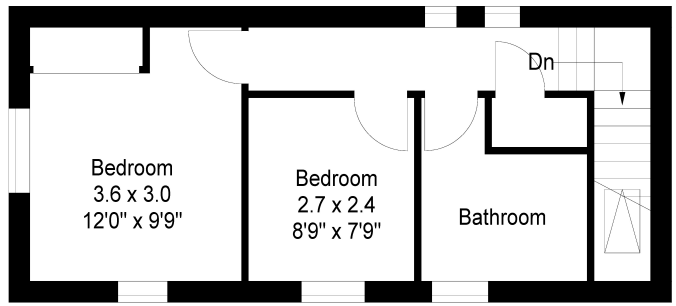
The property benefits from allocated parking to the rear of the property which could also provide storage space for bikes etc. A secluded rear walled garden is laid to patio and shingle and benefits from the evening sun and a high wooden access gate.

Directions

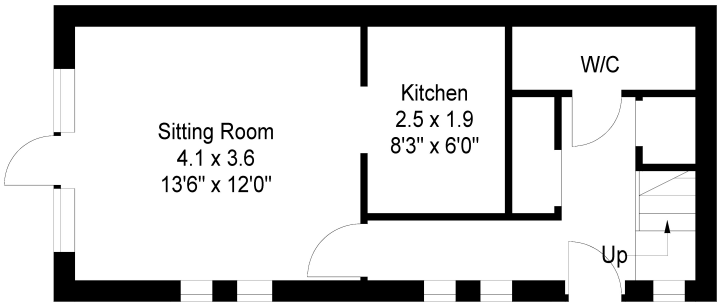
From Lymington continue west along the A337 to the village of Everton, turning left onto the B3058 (signed Milford on Sea). Continue along the B3058 Milford Road for approximately 1¼ miles and take the left into Milford on Sea village, just before the village green. Take the next left at the T junction onto Keyhaven Road and Telford Place can be found on your left-hand side, after approximately 150 metres.

Services

Energy Efficiency Rating: Current 72 Potential 88
Council Tax Band: D
All mains services are connected.
TENURE: Leasehold for a term of 125 years from 2003.
Ground Rent: £200 per annum, Maintenance Charge: £930 per annum.



First Floor



Ground Floor

Approximate
Gross Internal Floor Area
Total: 63sq.m. or 678sq.ft.

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NOT TO SCALE

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position for you.

For more information please contact us:
74, High Street, Lymington, SO41 9AL
E: lymington@spencersnewforest.com T: 01590 674222
http://www.spencersnewforest.com

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