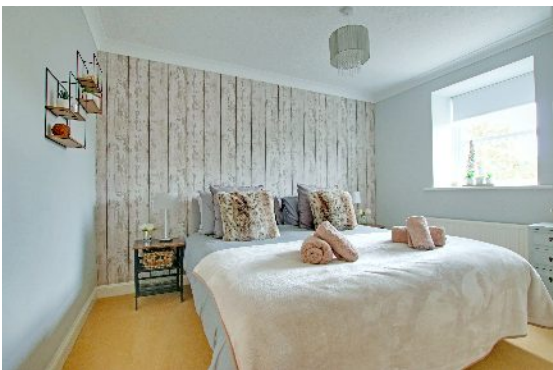




Seashell Cottage *Flat 5 Lymore Mews, 83 High Street, Milford on Sea, SO41 0QG*

SPENCERS
NEW FOREST



The Property

A beautiful two-bedroom mews cottage with a private courtyard garden and parking space. Located in the heart of Milford-on-Sea village, well placed for the village green with the surrounding shops and restaurants. Currently a very successful holiday let.

Front door leads through into a spacious hallway, which has access to the sitting room, kitchen and stairwell to the first floor. The sitting room is elegantly presented and feels very spacious and light. Within the sitting room there are UPVC sliding doors which lead onto the westerly facing private courtyard garden. Within the sitting room there is featured fire place. The kitchen dining room is adjacent to the living room. The kitchen has contemporary floor standing and wall mounted cupboards and draws with integrated double Bosch oven, microwave, fridge/freezer and dishwasher. The arrangement on the first floor provides access to 2 double bedrooms and a family bathroom. The bathroom has a modern walk-in style shower and a vanity wash hand basin.

The Situation

Situated in a prime location in Milford on Sea which is a thriving coastal village positioned between the Georgian market towns of both Lymington and Christchurch. This popular village has an excellent wine bar, a variety of boutique shops, several high-quality restaurants, three pubs, doctors and dentists surgeries, a thriving tennis/squash club and a lively, ever active Community Centre. It is arguably one of the most sought-after villages on the South Coast with a vibrant community focused around the lifestyle offered by the beautiful and varied surrounding area. The beaches offer crystal clear waters, making them ideal for swimming and water sports. The picturesque hamlet of Keyhaven is close by with two sailing clubs and river moorings. The deep-water marinas of Lymington, with world-class yachting facilities, are within only 4 miles. The wide open spaces of the New Forest National Park lie just to the north and offer endless walks and numerous cycle paths.

Offers in Excess of £400,000

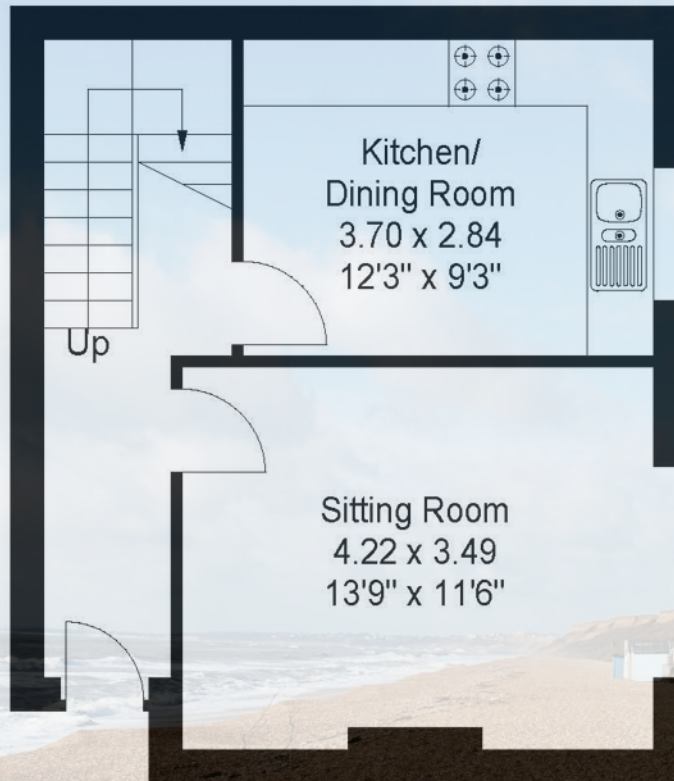


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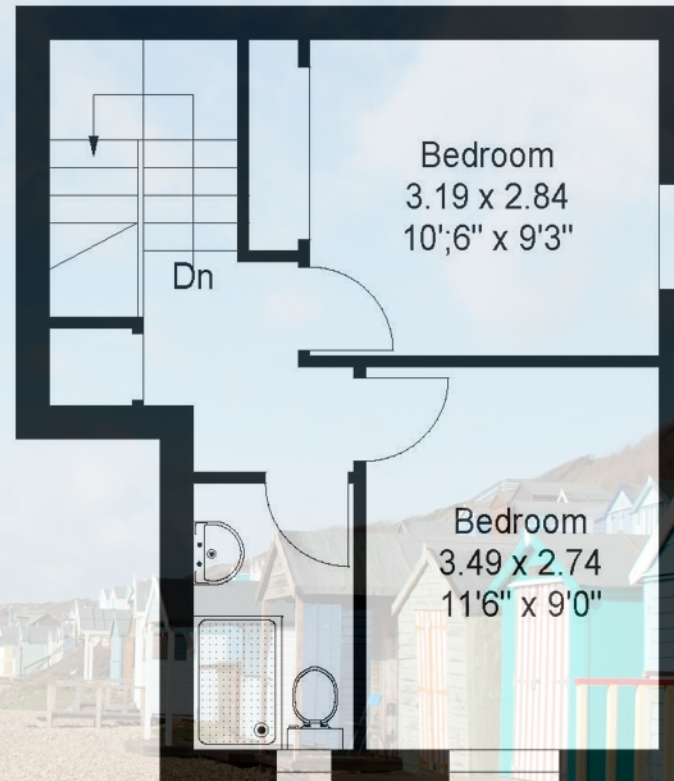


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FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 66sq.m. or 710sq.ft.

Plans produced and Copyright HOMEPLAN
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**FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE**



Grounds & Gardens

Adjacent to the property is an allocated parking space and side access opening with trellis gate with access to a westerly facing private courtyard garden.

Services

Energy Performance Rating: C Current 69 Potential 88

Council Tax Band: C

All mains services connected

Tenure: Shared Freehold

Length of Lease: 999 Years Left: 984

Current ground rent: TBC

Maintenance charge: Approximately £425 per annum

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. Turn left into the High Street with the Smugglers Inn public house on the right hand side and the entrance to Lymore Mews property will be found after about 100 yards on the left hand side.

Important Information

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 efficient working order or fit for 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 fittings, 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 to you.

For more information or to arrange a viewing please contact us:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersnewforest.com

www.spencersnewforest.com