



26 Shingle Bank Drive

*Milford on Sea, Lymington, SO41 0WQ*

SPENCERS  
COASTAL





## The Property

Set in the heart of the beautiful coastal village of Milford on Sea, this property is in a prime location within a friendly neighbourhood and just a short walk to the cliff tops and beaches. A charming property offering lots of potential for modernisation.

A five minute walk to the cliff top, this charming home is nestled within a friendly neighbourhood comprised of villa style properties. The property occupies a position that remains accessible to the many facilities of Milford on Sea. The front door opens to a brightly lit entrance hallway, with doors leading to all living accommodation and a family bathroom. On your left as you enter the property, you will find bedroom number two, a double bedroom, with built in storage along with a large window providing views of the front garden. The principal bedroom includes ample built in storage space and you are treated to direct access to the patio via double French doors. Bedroom number three is currently used as a study, offering enough room for a double bed and free standing storage units. Lastly on the ground floor, there is a family bathroom with a bath and WC. From the hall, a staircase rises to the first floor where you will find two reception rooms, the kitchen and another cloakroom. At the top of staircase you are greeted with a quaint dining room with double aspect windows, offering enough space for a dining table and various units. Leading into the kitchen, this is fitted with a range of low and high level cupboards including sink. The kitchen has space for a cooker, fridge/freezer, washing machine and tumble dryer and plumbing for a dishwasher. Before you enter the primary reception room, you will find an upstairs cloakroom on your left. The reception room offers extensive living space, large enough for two sofas and another dining table. You are gifted with the benefit of a corner positioned fireplace to keep you warm throughout the colder months. The reception room also has the benefit of two large windows including a door which leads to an external staircase that will take you to the rear garden.

## Directions

From our office in Lymington turn right and continue up the High Street passing through the one-way system at the top of the High Street bear left, following signs for Christchurch. After approximately 3 miles, take the turning left, sign-posted Keyhaven and Milford on Sea, onto the Lymington Road (B3058). Stay on this road, passing the village green on your left and then continue up the hill for another 200 yards until you reach Shinglebank Drive on your left. The property can be found a short distance along the road on the right hand side.

**£749,000**

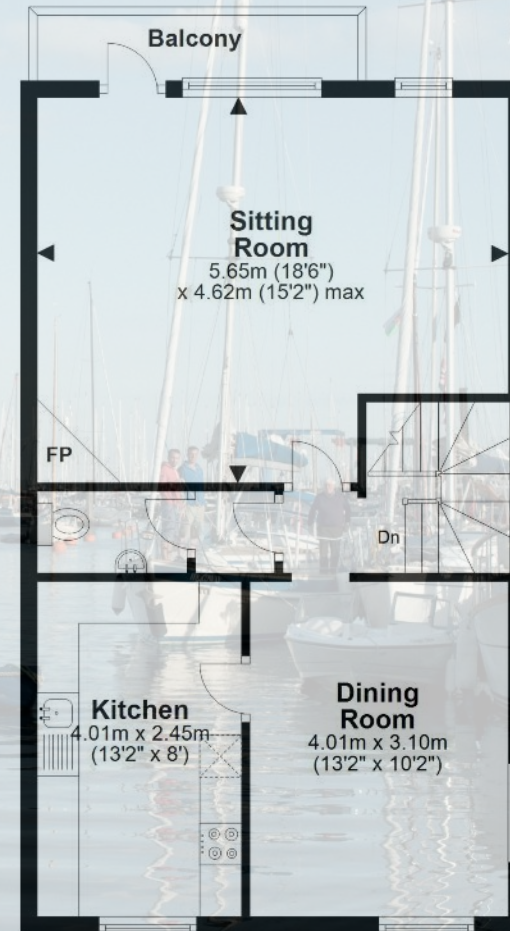


FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas

House: 117.4 sqm / 1263.1 sqft  
Garage: 12.2 sqm / 131.9 sqft

Total Approx Gross Area:  
129.6 sqm / 1395.0 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.



## Grounds & Gardens

To the front of the property is a level lawn area providing a great opportunity for re landscaping. There is ample parking to the rear of the house, including a single garage. The rear courtyard garden lies predominantly to the south and is flanked by an array of shrubs. There is an external staircase which leads to the upstairs reception room. There is a sunny terrace perfect for entertaining and access to the rear of the property.

## Services

Tenure: Leasehold

Council Tax - E

Energy Performance Rating: C    Current: 70    Potential: 86

Lease Term: 999 years from 24 April 1980, 955 years remaining

Annual Service Charge: TBC

Annual Ground Rent: TBC

Annual Ground Rent Increase (%): TBC

Frequency of any Increase (the review date): TBC

Property Construction: Brick elevations with slate roof

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: TBC. Superfast broadband with speeds of up to 80Mbps is available at this property (ofcom)

Mobile Signal / Coverage: No known issues, buyer to check with their provider

Conservation Area: No

## The Situation

Situated in a prime location within the heart of Milford on Sea, a thriving coastal village positioned between the Georgian market towns of both Lymington and Christchurch. This popular village has a variety of boutique shops, several high-quality restaurants, three pubs, 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. The beaches offer crystal clear waters, making them ideal for swimming and water sports. The picturesque hamlet of Keyhaven is close by with sailing clubs and river moorings and the deep-water marinas of Lymington, with world-class yachting facilities, are within only 6 miles.

## Important Information

Spencers of Lymington 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:

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