



31 Bradley Road

Milford on Sea, Lymington, SO41 0AZ



SPENCERS





A beautifully presented modern two-bedroom end-of-terrace home, featuring a south-westerly facing garden and private driveway.

The Property

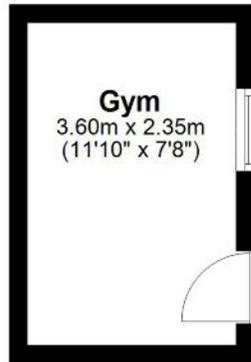
The property is beautifully light-filled, benefiting from a desirable south westerly aspect. A generously sized entrance hall welcomes you in, with stairs leading to the first floor and a convenient ground floor cloakroom. A door opens into the spacious open-plan living and dining area, featuring double doors that lead out to the patio and a charming, well-maintained garden—perfect for indoor-outdoor living. The kitchen flows seamlessly into the living/dining space and is well-equipped with ample base and wall units, an integrated electric oven with gas hob and extractor hood, and space for a fridge/freezer, washing machine, and dishwasher. Additional storage is provided by a large and practical under-stair cupboard.

£369,950



FLOOR PLAN

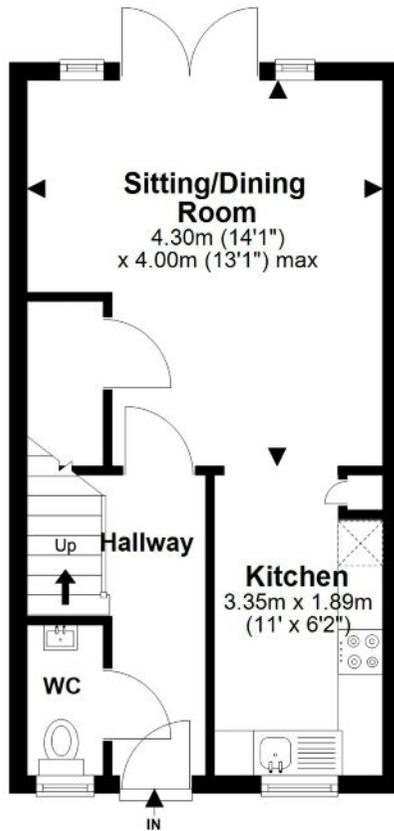
Ground Floor



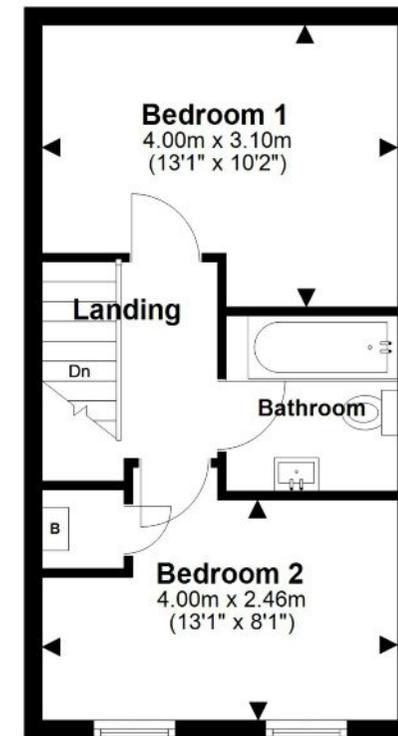
Approx Gross Internal Areas

House: 61.9 sqm / 665.9 sqft
Gym: 8.4 sqm / 91.2 sqft

**Total Approx Gross Area:
70.3 sqm / 757.1 sqft**



First Floor





Situated within the sought-after Pennyfarthing development, the property is just five years old and ideally located within easy reach of the local primary school and village amenities.

The Property Continued...

Stairs rise to the first floor, comprising two double bedrooms with enough room for fitted wardrobes. In bedroom two you will find an airing cupboard housing the Worcester boiler. Completing the upper level is a modern family bathroom featuring elegant tiling, inclusive of a bath with shower over, WC, and a wash hand basin.

Directions

From our office in Lymington turn right and continue to the A337 following signposts towards Christchurch and Milford on Sea. Once you have reached the signs for Everton, take the left turn, sign-posted to Keyhaven and Milford on Sea and onto the B3058. Continue along here for approximately 1 mile and take the first turning on the left just after the school into Bradley Road. Follow the road around to the left and the property can be found in a close on the left hand side.





The Situation

The property is located walking distance to the village green with its excellent range of local shops and renowned restaurants. Also within walking distance from the village are the lovely coastal walks together with safe bathing beaches, fronting Christchurch Bay. The village is situated within a few miles of the Georgian market town of Lymington with its river, marinas and yacht clubs. Lymington railway station has a branch line to the Brockenhurst mainline station which offers a half hourly service to London Waterloo with a journey time of 90 minutes.



Grounds & Gardens

The property benefits from a private driveway, providing parking for several vehicles. A pedestrian gate gives access to the rear garden, which features a sunny patio and a well-maintained lawn. There are raised beds, a striking silver birch tree, a garden shed for storage, and a substantial timber outbuilding currently utilised as a gym.



There is also a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.

Additional Information

Tenure: Freehold

Council Tax - C

Energy Performance Rating: B Current: 84 Potential: 98

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: Ultrafast broadband with download speeds of up to 1800 mbps is available at this property (ofcom)

Parking: Private driveway

Important Information

Spencers 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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