



31 Sea Road

Milford on Sea, Lymington, SO41 0PH

SPENCERS
COASTAL





An extremely spacious bungalow extending to nearly 1,500 sq ft and set in generous gardens and grounds extending to 0.2 acres positioned less than 250 metres from both the beach and village centre.

The Property

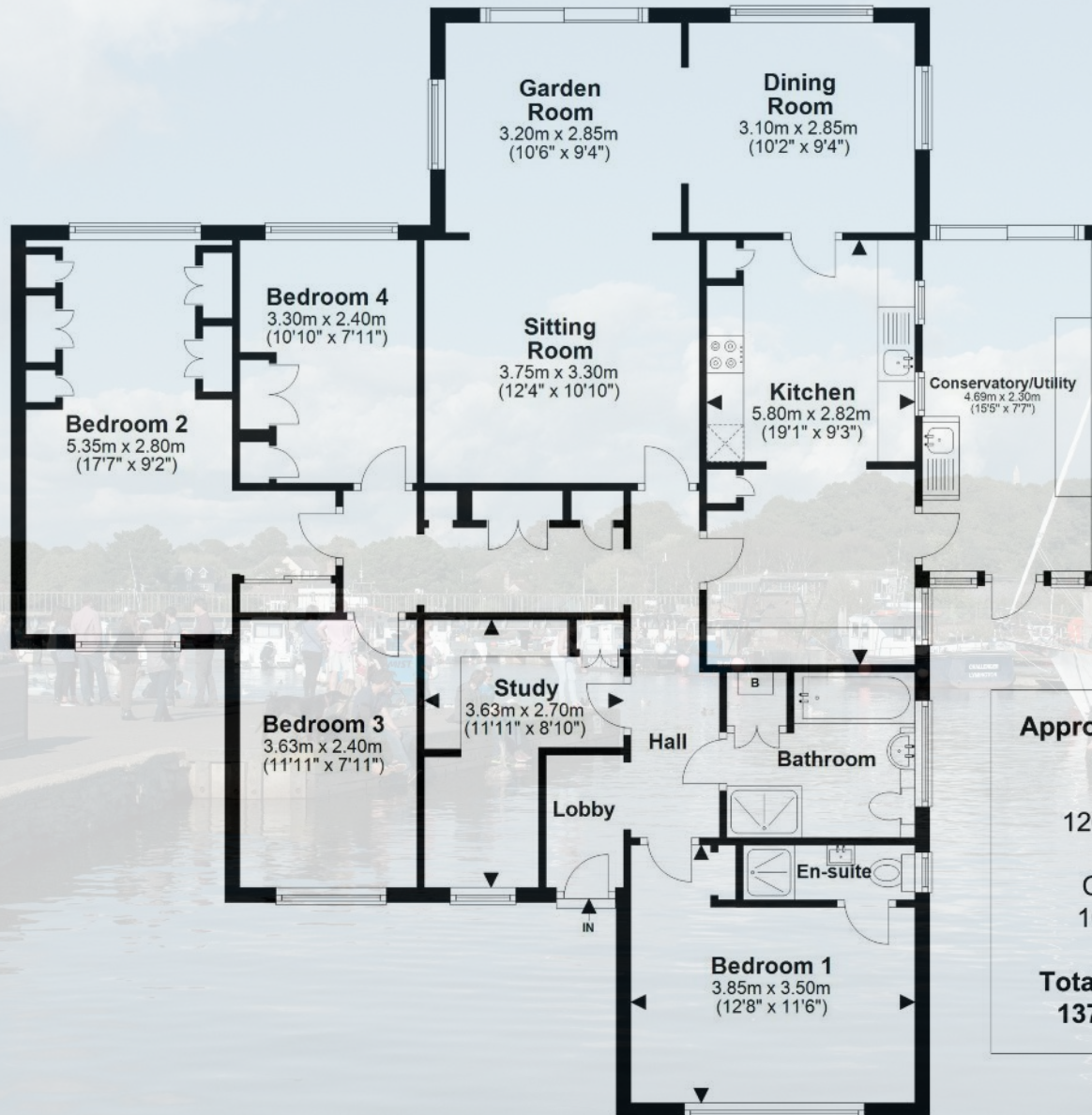
Set centrally within its spacious plot this extensive bungalow offers highly convenient single storey living in an extremely enviable location. Milford on Sea is one of the area's most popular villages and its location on Sea Road offers the attraction of being within 300 yards easy walk of both the beach and village centre.

The front door opens to an entrance hall which provides access to the principal living rooms and bedrooms. The reception rooms are arranged off one another with an open plan sitting room / garden room with sliding doors to the garden providing a particularly spacious living space overlooking the garden and adjoining the dining room which in turn has a door direct to the kitchen / breakfast room. Also accessed from the kitchen / breakfast room is a conservatory / utility room which also has a back door to outside. Also off the hall is a study and family bathroom.

The main bedroom lies at the front of the bungalow and has an en suite shower room with bedroom 2 having extensive built in wardrobes. There are two further bedrooms of a similar size which are served by the main family bathroom.

Offers in Excess of **£1,100,000**  4  4  2

FLOOR PLAN



Approx Gross Internal Areas

House:
126.6 sqm / 1363.0 sqft

Conservatory/Utility:
10.9 sqm / 117.0 sqft

**Total Approx Gross Area:
137.5 sqm / 1480.0 sqft**

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



Well presented accommodation that would also lend itself to re-configuration or re-development.

Grounds & Gardens

The property is approached through a five bar gate leading to a brick paved drive way offering parking for several cars. There is side access through double vehicular gates to the rear garden which is level and mostly laid to lawn with a large paved terrace immediately to the rear of the house which can be accessed from the sitting room. To the rear of the garden is a timber summer house and shed, both with power and lighting.

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 focussed 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.

Directions

From Lymington take the main road west towards Christchurch and on reaching the village of Everton, take the left turn signposted to Milford on Sea. Continue into the village and take the turning on the left just before the village green signposted to Keyhaven. At the next T-Junction, turn left, and then immediately right passing the community centre on your left hand side. The property will be found after a further 100 yards on the left hand side.





Services

Tenure: Freehold

Council Tax - E

EPC - D Current: 68 Potential: 81

The property benefits from a wired intruder and fire alarm

There is wiring in situ under the driveway block paving for driveway lights and electric gate (currently not connected)

Property Construction: Brick and tile

Utilities : Mains gas/electric/water/drainage

Heating: Gas central heating

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

Mobile signal / coverage: The road dips resulting in intermittent signal coverage with Vodafone

Conservation Area: No

Flood Risk: No risk

Parking: Private driveway

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:
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