



3 Manor Close

Milford on Sea, Lymington, SO41 0SW

SPENCERS
COASTAL





Nestled just a short walk from the charming village of Milford On Sea, this spacious three double bedroom detached chalet bungalow presents an inviting residence for comfortable living.

The Property

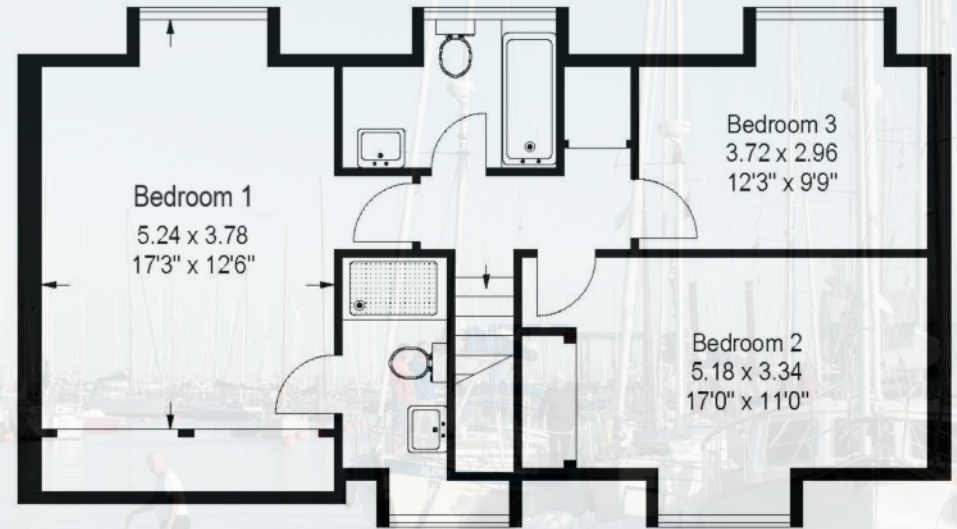
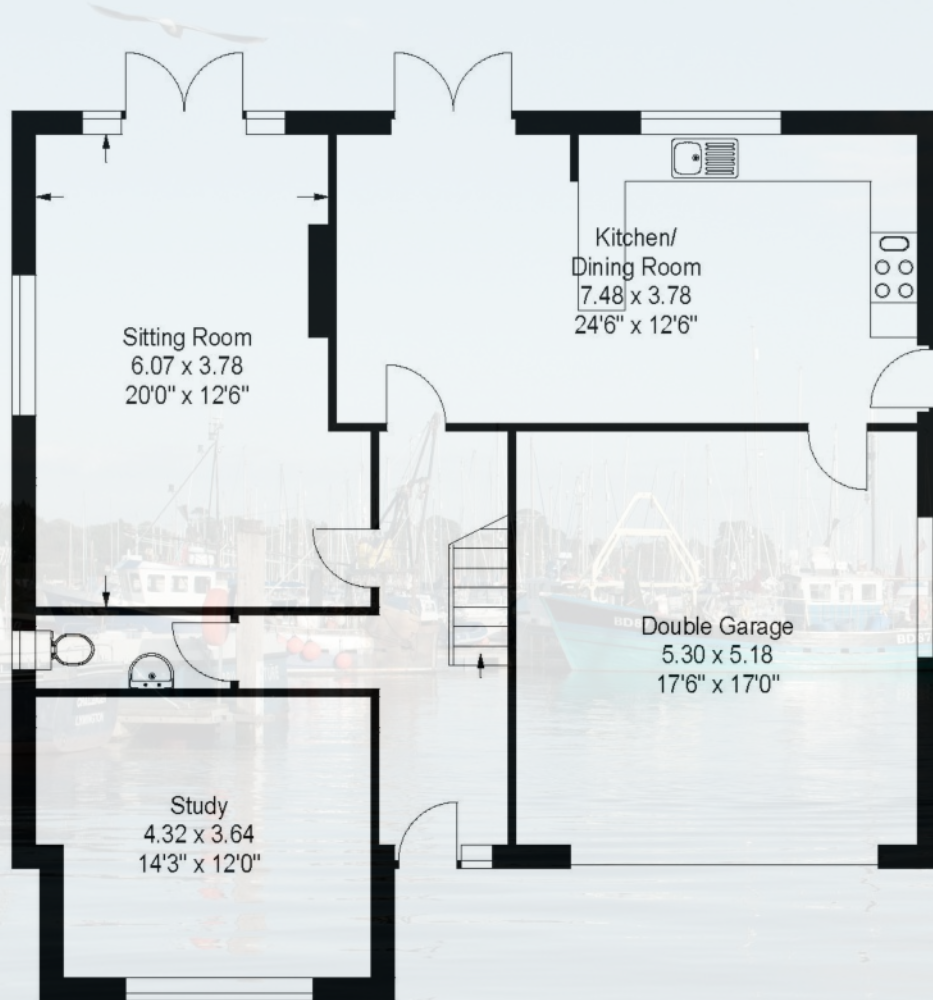
The expansive hall welcomes you as you enter through the front door. To the left, you'll find a cloakroom equipped with a WC, wash basin, and coat hanging space. Adjacent to the cloakroom is the versatile dining room/study, featuring built-in bookshelves and a view of the front garden. This room could easily serve as a ground floor bedroom (fourth bedroom) if needed. Continuing to the left of the hall, a door opens into the sitting room, boasting a distinctive stone fireplace with an electric coal effect fire, bookshelves, and French doors leading to the patio and garden. The spacious kitchen/breakfast room is adorned with solid oak floor and wall mounted units, offering space for a range-style cooker with an extractor above, plumbing for a washing machine, integrated dishwasher, stainless steel sink, fridge/freezer, breakfast bar, and a glazed door to the side garden. French doors in the kitchen open to the south-facing rear garden, providing ample space for a dining table.



£850,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 174 sq.m. or 1873sq.ft.
(Including Garage)

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NOT TO SCALE**



Boasting a double integrated garage, south-facing garden, and two expansive reception rooms and a large family kitchen room.

The Property continued . . .

Ascending the staircase from the hall, you reach the landing, featuring an access hatch to the roof space and an airing cupboard. The impressive main bedroom enjoys a delightful view of the south-facing garden and includes fitted wardrobes and an en suite shower room with a walk-in shower enclosure, WC, and vanity unit with a sink. Two additional bedrooms complete the upper level – bedroom two, with built-in storage cupboards and a view of the front elevation, and bedroom three, located at the rear with a storage cupboard. The family bathroom is equipped with a bath with a shower over, a WC with a concealed cistern, and a vanity unit with a sink.





Grounds & Gardens

At the front of the property is ample parking and a lawn adorned with well-established plants and trees. A driveway leads to the integral double garage featuring an electric up-and-over door, power, and light.

To the side of the garage, a gate gives you access to the south-facing rear garden. A spacious patio spans the rear of the house.

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 then take the right turn into Manor Road. The entrance to the cul de sac Manor Close will be found on the left hand side.

Situation

The property is situated in the highly sought after location of Milford on Sea which has an excellent range of local shops and renowned restaurants and local primary school. Milford on Sea is a noted community with wide range of social and sporting activities for all ages, including protected yachting in Keyhaven with access to the Solent and safe beaches. 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. The village is also in close proximity to both Bournemouth International and Southampton Airports and Southampton Cruise Terminals.



Moments from the house are extensive footpaths leading to Keyhaven marshes with stunning views of the Island.

Services

Energy Performance Rating: D Current: 62 Potential: 79

Council Tax Band: F

All mains services connected

Points of interest

Milford on Sea Primary School	0.3 miles
Priestlands Secondary School	2.9 miles
Durlston Court (Private School)	3.6 miles
Brockenhurst Train Station	7.8 miles
Brockenhurst Tertiary College	8.0 miles
Chewton Glen & Spa	5.0 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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