



Flat 5 Solent Pines

Whitby Road, Milford on Sea, Lymington, SO41 0UX



SPENCERS





A generously proportioned three-bedroom seaside apartment boasting panoramic views over Christchurch Bay, just moments from the beach and within easy walking distance of the village. Viewing is strongly recommended.

The Property

The property is situated on the second floor and is approached via a communal entrance, with both lift and stair access leading to the front door. Stepping inside, a generous hallway creates an immediate sense of space and light, with doors opening to all areas of the accommodation. The main living room is a light-filled space, with sliding doors to the south, showcasing panoramic views across Christchurch Bay. This versatile room offers plenty of space for both relaxation and dining, with direct access to a balcony – the perfect spot for alfresco meals or evening drinks while enjoying the coastal backdrop.

The kitchen is generously sized and enjoys far-reaching views. It is fitted with a comprehensive range of modern white units complemented by wood-effect worktops, along with integrated ovens and a dishwasher. There is also ample space for both a fridge and freezer.

£425,000

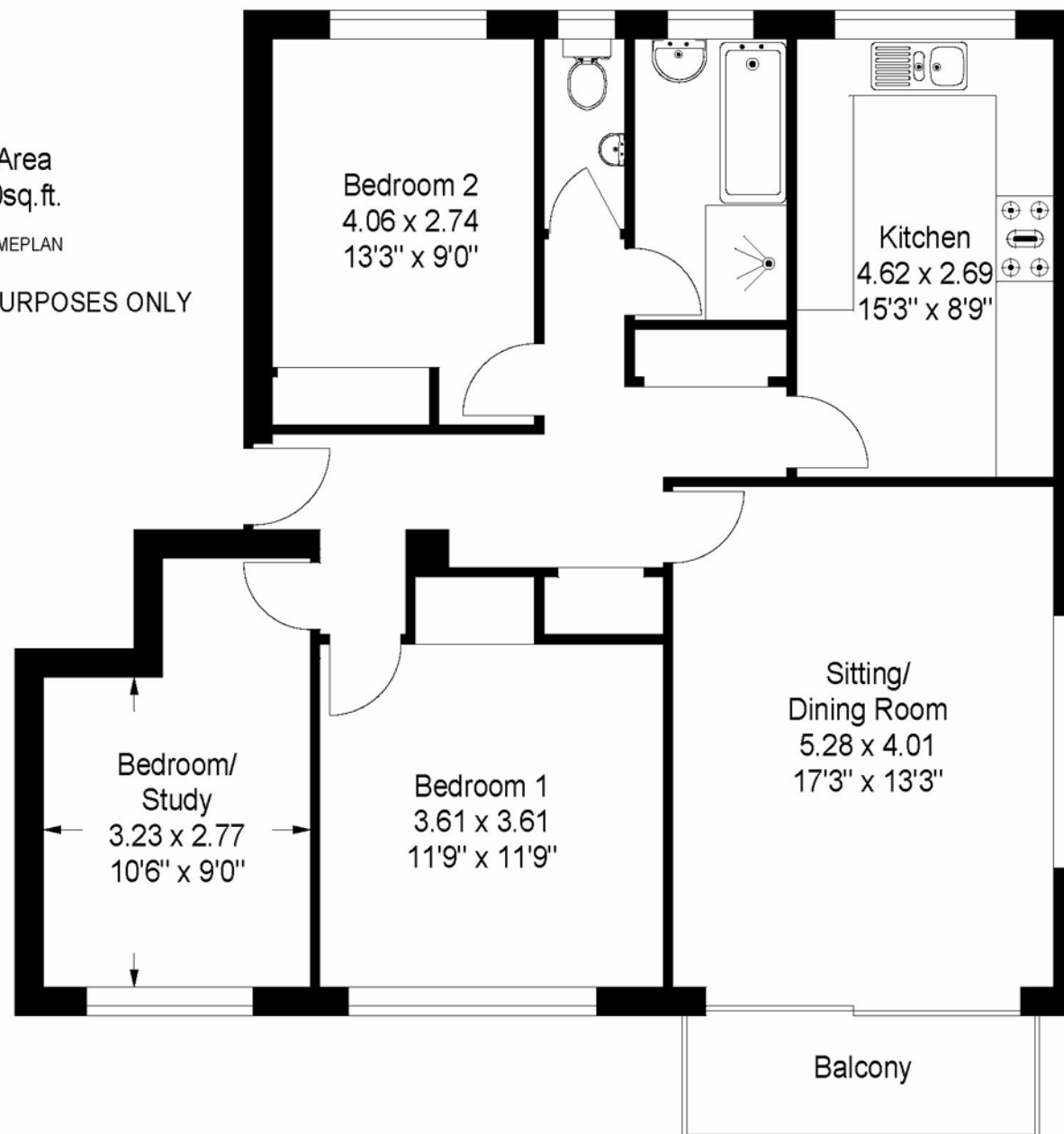
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FLOOR PLAN

Approximate
Gross Internal Floor Area
Total: 91sq.m. or 980sq.ft.

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NOT TO SCALE





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The property features a charming covered balcony, offering a sheltered spot to relax while enjoying the stunning coastal outlook.

The Property continued . . .

There are three well-proportioned double bedrooms, one of which is currently arranged as a stylish home office, offering excellent versatility. The principal bedroom boasts fitted wardrobes and a large picture window with coastal views. The second bedroom also benefits from fitted wardrobes, and a rear aspect outlook. The third bedroom, positioned at the front, provides space for either bedroom furniture or a dedicated study or workspace. The property includes a modern shower room featuring both a walk-in shower and a separate bath, in addition to a further separate cloakroom/WC.

Situation

The property is situated in a highly sought after location enjoying extensive coastal walks and stunning sea views. Milford on Sea village centre is a short easy walk away and enjoys an excellent range of local shops and renowned restaurants. The safe bathing beaches fronting Christchurch Bay are opposite to the property. Milford on Sea village and the adjoining Keyhaven harbour are within a few miles of the Georgian market town of Lymington, also with its river, marinas and yacht clubs. New Milton railway station has a main line service to London Waterloo with a journey time of approximately 90 minutes. The village is also in close proximity to both Bournemouth International and Southampton Airports and main Cruise Terminals.



Grounds & Gardens

A secure phone entry system provides access through sliding glazed doors, with stairs or a lift leading up to this exceptionally special apartment. Adjacent to the entrance is a covered parking space situated in front of the garage. The communal grounds are predominantly laid to lawn on the south side of the building, with a pedestrian gate providing direct access to the coastal pathways, as well as staircases leading down to the safe swimming beaches and private beach huts of Hordle Cliffs. The apartment features a delightful balcony, offering ample space for dining while enjoying stunning, uninterrupted views of the coast.



Directions

From our office in Lymington turn right and continue onto the one way system and keep left on to the Milford Road. At the roundabout take the second exit onto the A337 towards Christchurch. After passing the sign for Everton, take the next turning on the left towards Milford on Sea. Pass through the centre of the village with village green on your left and eventually, with the sea front also on your left, proceed along Cliff Road where the Solent Pines apartment block can be found on the right hand side. Take the right turning into Whitby Road, turning immediately right again to park behind the apartment building.



Services

Tenure: Leasehold but the leaseholders of each individual apartment collectively own the Freehold of the site

Lease Term: 200 years from 1 August 1970

Lease Term Remaining: 145 years

Service Charge: £720 per quarter

Annual Ground Rent: Peppercorn

Council Tax: D

Energy Performance Rating: C Current: 75 Potential: 79

Utility Supplies: Mains electric, gas, water and drainage. The apartment supply is not on a water water.

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Superfast

Broadband with download speeds of up to 80 Mbps are available at the property (Ofcom).

Pets: At the discretion of the Management Company, no dogs are permitted.

Holiday Lets: To be confirmed with the Management Company

Long Term Lets: Yes

Parking: Garage

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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