



17 Island View Close

*Milford on Sea, Lymington, SO41 0PZ*

SPENCERS  
COASTAL





*This contemporary 4-bedroom detached chalet bungalow is located in a peaceful cul-de-sac, just a short walk from the village centre of Milford on Sea and the beach.*

## The Property

Upon entering, a spacious front porch leads to all main reception rooms, where engineered oak flooring flows throughout. This inviting space features a log burner and a large window that overlooks the front driveway. To the left of the front door, you'll find a versatile room currently used as a music room, but it could also serve as a home office, additional reception room, or a guest bedroom with en-suite. The reception/dining area seamlessly connects to the living room and the family kitchen, both accessible through wide double doors that create an open, airy atmosphere. The living room is enhanced by an integrated fireplace and bifold doors that open out to the decking and beautifully landscaped rear garden—ideal for indoor-outdoor living. The sleek, modern kitchen is equipped with stylish wall and floor cabinets, granite countertops, and built-in appliances, with easy access to the decking area. Adjacent to the kitchen, there is a downstairs cloakroom, utility room, and a convenient storage room.

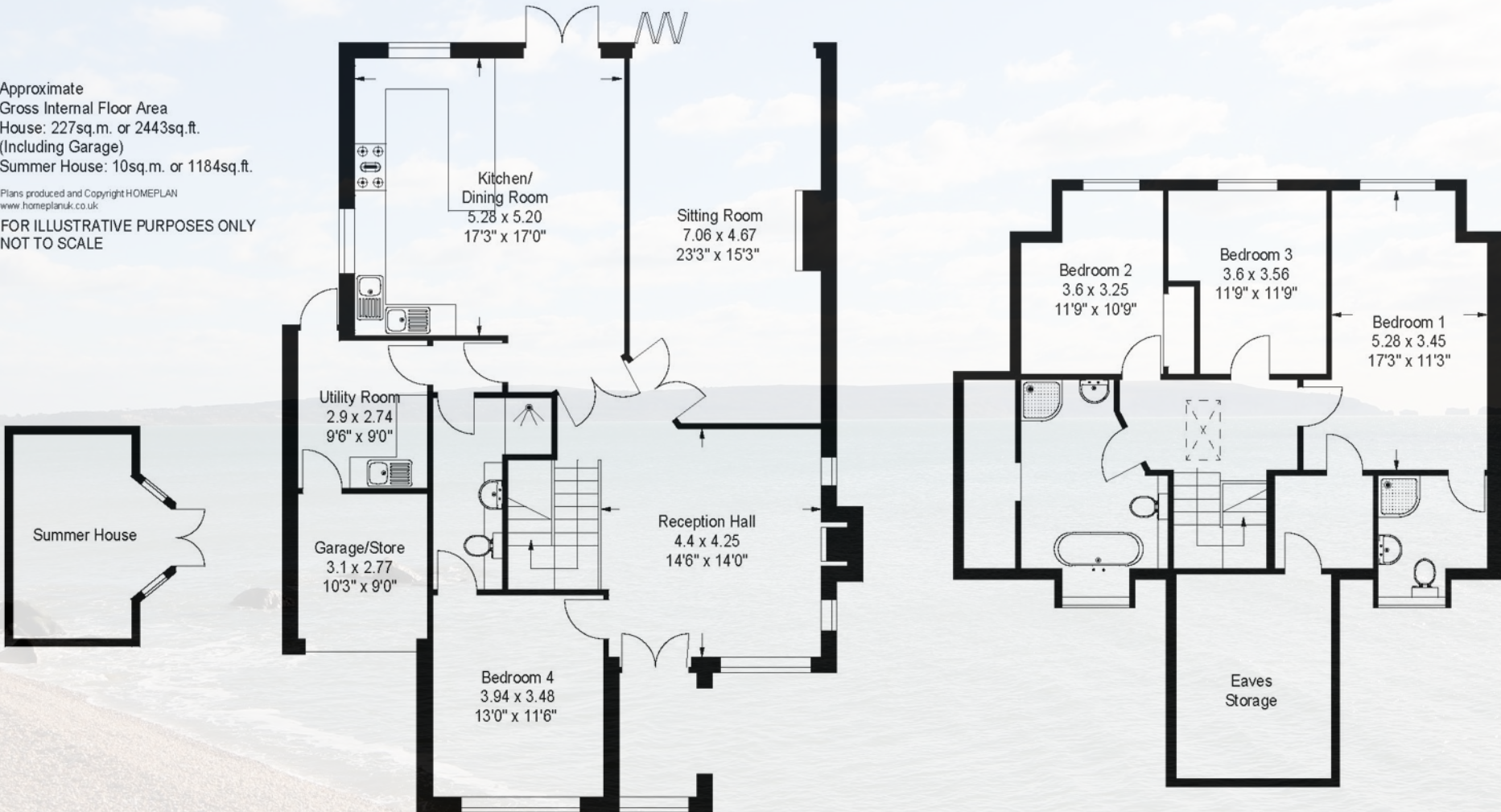
**£1,380,000**



Approximate  
Gross Internal Floor Area  
House: 227sq.m. or 2443sq.ft.  
(Including Garage)  
Summer House: 10sq.m. or 1184sq.ft.

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NOT TO SCALE





*Offering a modern and spacious layout, the property boasts ample parking and a garden that backs onto the Sturt Pond Nature Reserve.*

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### **The Property continued . . .**

A wide, curved staircase leads to the first floor, where you'll find three generously sized double bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room.



### **Directions**

From Lymington, head west on the main road towards Christchurch. When you reach the village of Everton, take the left turn signposted to Milford on Sea. Continue through the village and, just before the village green, turn left onto the road signposted to Keyhaven. At the next T-junction, turn left, then immediately right onto Sea Road. Island View Close will be located near the end of the road on the left-hand side, and the property will be approximately 100 yards along on the left once you enter the close.



## Grounds & Gardens

The rear garden features a timber-decked sun terrace that spans the width of the property, accessible from both the kitchen room and the sitting room. From the terrace, a four-step descent leads to the lawned area, which extends towards a garden cabin and a nearby timber garden store. The rest of the garden is predominantly laid to lawn, with borders of shrub and flower beds and trees. Fenced boundaries and a brick-paved footpath provide side access to the front of the property. At the front, a spacious brick-paved driveway offers generous off-street parking for multiple vehicles, complemented by shrub and flower bed borders, and fenced boundaries that adjoin Sturt Pond Nature Reserve. The front is enclosed by a low-level rendered wall.

## 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.*

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## Services

Tenure: Freehold

Council Tax: E

Energy Performance Rating: C Current: 76 Potential: 82

Property Construction: Standard construction

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, fresh water and drainage

Broadband: Cable Broadband

Conservation Area: No

Parking: Private driveway

## Important Information

Spencers of Lymington Ltd 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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