

1 Holly Gardens

Milford on Sea, Lymington, SO41 0SB

SPENCERS







A lovely three bedroom end terrace family house offering open plan living, private garden as well as south facing communal grounds and garage all within walking distance of the seafront and village.

The Property

Double glazed front door opens in to the entrance hall, engineered oak flooring that extends through to the downstairs sitting room with a window to front aspect, a lovely central feature fireplace with timber mantle with recess wood burner sat on a slate plinth. The spacious kitchen/breakfast room flows from here with a range of fitted cupboards and work surfaces, integrated oven, four ring induction hob, space for tall fridge freezer, integrated slimline dishwasher, space and plumbing for washing machine, pull out larder rack and a breakfast bar. The dining and breakfast area has a continuation of the oak flooring, with the dining area comfortably accommodating a good sized dining table and chairs . The garden room has double opening doors overlooking and leading onto the rear garden with a cloak room.

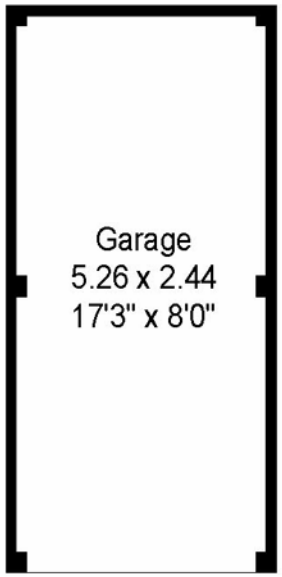
£449,000

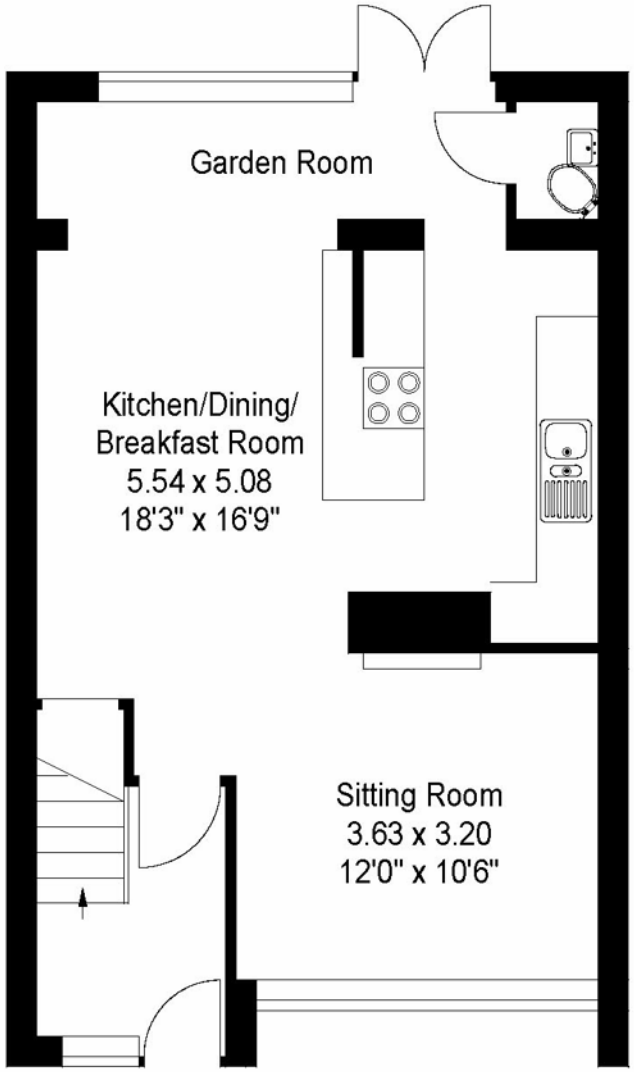
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Approximate
Gross Internal Floor Area
House: 91sq.m. or 977sq.ft.
Garage: 13sq.m. 140sq.ft.

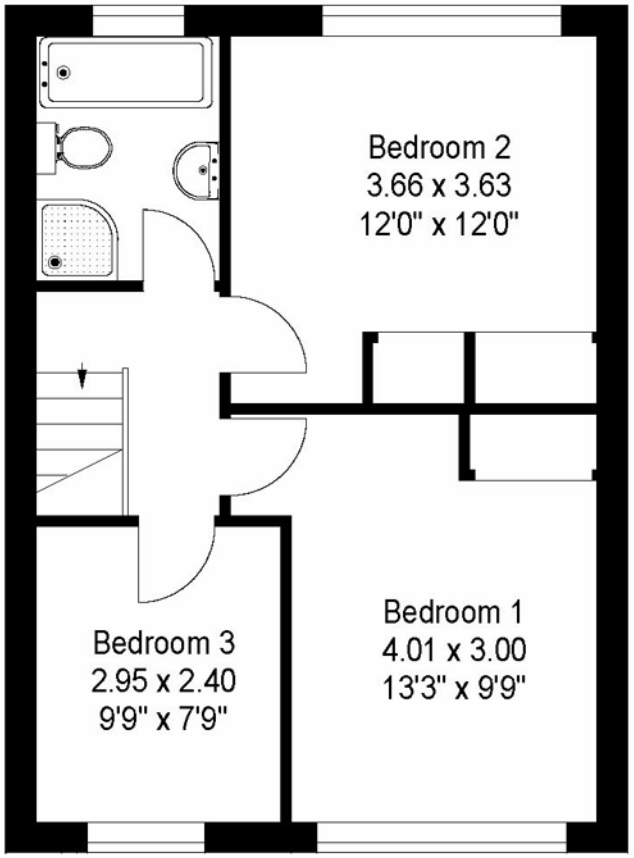
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NOT TO SCALE





Ground Floor



First Floor











The property is offered with no forward chain

The Property continued . . .

Stairs rise to the first floor landing with loft access and the three bedrooms. The primary has a front aspect and fitted wardrobes. The second double bedroom has a garden aspect with double fitted wardrobes and an airing cupboard. Bedroom three is a single with a front aspect. The family bathroom completes the accommodation with a three piece modern suite and a separate shower.

Directions

From our office in Lymington turn right and continue up the High Street passing through the one-way system at the top of the High Street bear left, following signs for Christchurch. After approximately 3 miles, take the turning left, sign-posted Keyhaven and Milford on Sea, onto the Lymington Road (B3058). Stay on this road, passing the village green on your left continue up the hill, at the cross roads turn right into Kivernell Road, then right into New Valley Road where Holly Gardens can be found up the hill on the right hand side.





Grounds & Gardens

The approach to Holly Gardens is neatly landscaped with designated parking, further visitor parking and access to the garaging. The house overlooks communal grounds that are neatly maintained with shrub flowerbed, and colourful plantings. The rear garden is mainly patio interspersed with shrub flowerbed borders, fenced boundaries, and a rear pedestrian gate . The larger than average garage can be accessed from here.

Situation

Situated in a prime location within the heart of Milford on Sea, a thriving coastal village positioned between the Georgian market towns of both Lymington and Christchurch. This popular village has a variety of boutique shops, several high-quality restaurants, three pubs, 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. The beaches offer crystal clear waters, making them ideal for swimming and water sports. The picturesque hamlet of Keyhaven is close by with sailing clubs and river moorings and the deep-water marinas of Lymington, with world-class yachting facilities, are within only 6 miles.

Property Video

Point your camera at the QR code below to view our professionally produced video.





Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college

Additional Information

Tenure: Freehold

Council Tax: Band C

EPC: C Current: 74 Potential: 86

Property Construction: Cross Frame Construction

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: Ultrafast broadband available with download speeds of 1000mbps (OfCom).

Parking: Garage & allocated space in communal driveway

Managed Areas: The communal driveway, gardens and boundary areas are maintained by Kivernell Ltd. The current maintenance and ground rent charge is approximately £265 per quarter, although this is due to reduce to approximately £150 per quarter.

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 fitments, 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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