

8 Camden Hurst

Milford on Sea, Lymington, SO41 0WL

SPENCERS







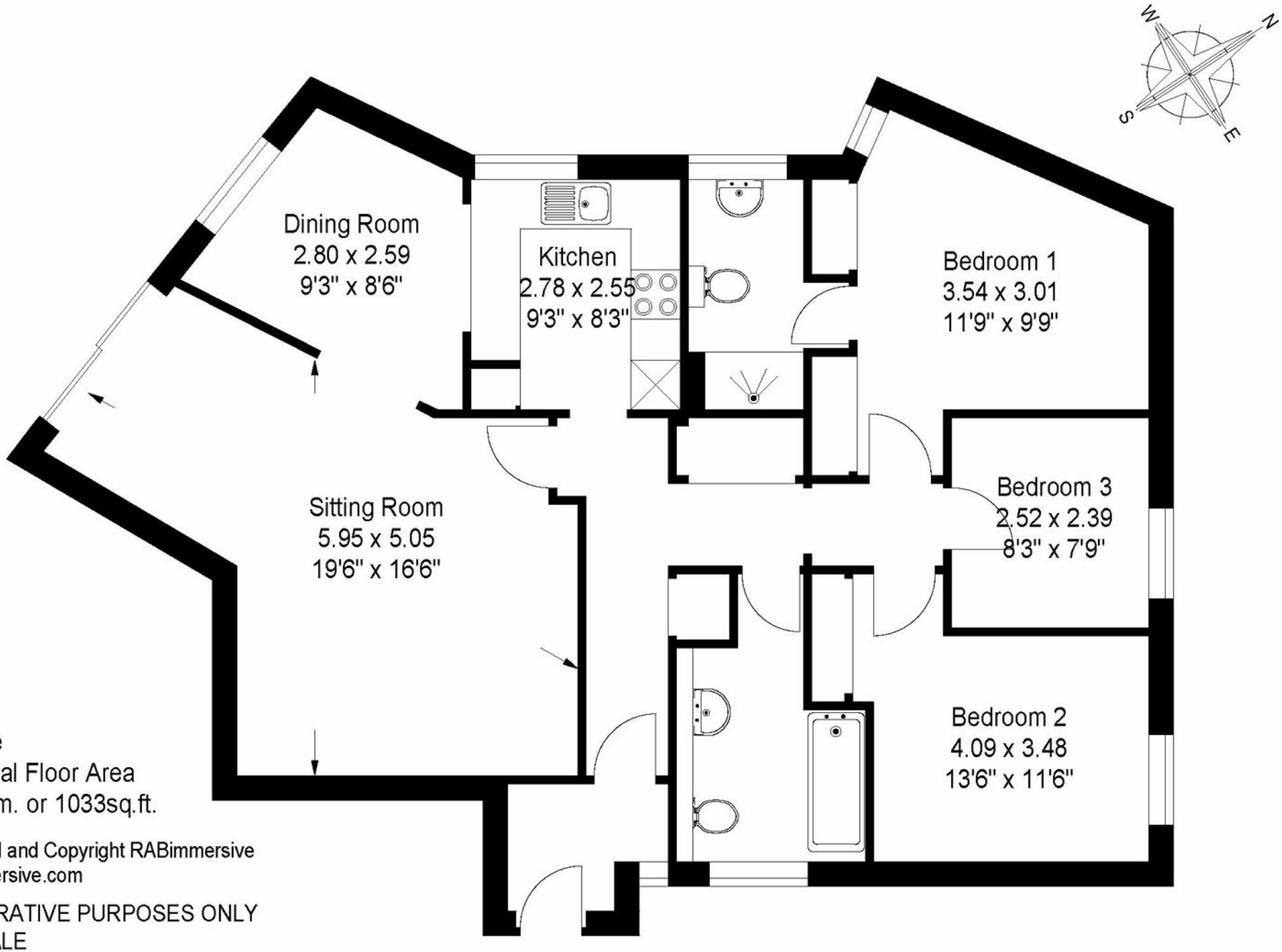
A well presented ground floor three bedroom apartment offering south facing garden views from the patio, sitting room and the kitchen/dining room

The Property

A spacious communal entrance hall with security entry system, stairs and a passenger lift to all floors. No 8 is on the ground floor and one of only a few with direct access from the lounge on to the patio and communal gardens. Inside the apartment the entrance hall provides a useful security entry phone system and a cloaks cupboard. The spacious sitting room with separate dining area is flooded with natural light from the large double glazed sliding doors that provide lovely garden views and provides a relaxing haven to enjoy alfresco dining. The feature kitchen has an excellent range of modern units with fitted work surfaces and integrated appliances including electric oven, fridge/freezer, dishwasher and a four burner gas hob with extractor.

£360,000

3 2 2



Approximate
Gross Internal Floor Area
Total: 96sq.m. or 1033sq.ft.

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NOT TO SCALE











Camden Hurst offers exceptional communal facilities including secure covered parking, a tennis court, outdoor swimming pool and bowling green.

The Property continued . . .

The master bedroom boasts fitted wardrobes and a well presented en suite shower room complementing the main bathroom. There are two further bedrooms, one with fitted wardrobes and a spacious bathroom with a tiled floor and fitted with a modern white suite comprising bath, wash hand basin and wc . Overall this is a lovely three bedroom ground floor apartment with super garden views, secure parking and excellent facilities.

Directions

From our office proceed up the High Street into St Thomas Street then stay in the left hand lane into Priestlands Place. At the roundabout take the second exit onto Milford Road and after about 1.5 miles turn left into Lymington Road (B3058). At the village green proceed in a westerly direction along the High Street, crossing the Danestream bridge and joining Park Lane (B3058) towards the clifftop. Continue along, passing two clifftop car parks after which, turn right into Whitby Road and immediately left into Pless Road. Then take the second turning on the left into Camden Hurst and bear right and No8 can be found in the end block next to the underground parking.





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

Grounds & Gardens

Camden Hurst is set in communal gardens with coastal views across The Solent to the Isle of Wight. There are excellent facilities for the use of the residents including a bowling green, swimming pool and tennis court which is located above the undercroft parking where there is an allocated parking space for this apartment.

Situation

Overlooking Christchurch Bay with outstanding sea views and within walking distance to the village centre. The apartment is in a prime location within on the western side 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, many high-quality restaurants, two 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.











Additional Information

Tenure: Leasehold

Length of Lease: 234 years

Service Charge: £3808, payable yearly, includes maintenance of swimming pool, tennis courts, covered car park, communal gardens, stairs and lifts.

Council Tax: Band D

EPC: C Current: 70 Potential: 77

Property Construction: Ground floor flat, standard construction

Utilities: Mains electricity, water and drainage

Heating: Gas central heating

Broadband: Ultrafast broadband available with download speeds of up to 1000mbps (Ofcom)

Parking: Allocated space

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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