

10 Compton House

59, Keyhaven Road, Milford on Sea, Lymington, SO41 0QX

SPENCERS







A beautifully presented two-bedroom apartment with delightful far reaching views to the Solent, vaulted ceiling and south facing balcony with lift Access & garage. Superbly located in the heart of Milford-on-Sea, the second-floor apartment offers bright, well-arranged accommodation and no forward chain.

The Property

A communal secure front entrance with intercom system leads to well-maintained communal hallways with a lift and stairs to all floors. A private front door on the second floor leads to the entrance hall with storage cupboard housing the wall-mounted Glow Worm gas-fired boiler, and doors to all principal rooms. The impressive sitting/dining room has a vaulted roof and wonderful large gable end window with delightful views towards The Solent above the village rooftops. The floor-to-ceiling UPVC double-glazed French doors with adjacent windows fitted with plantation shutters give direct access to the south-facing balcony.

Door to the well-appointed kitchen with ample base and eye-level storage units, sink with mixer tap, integrated oven, four-ring electric hob & extractor, integrated fridge/freezer, microwave, slimline dishwasher & washing machine along with work surface lighting and velux double-glazed window.

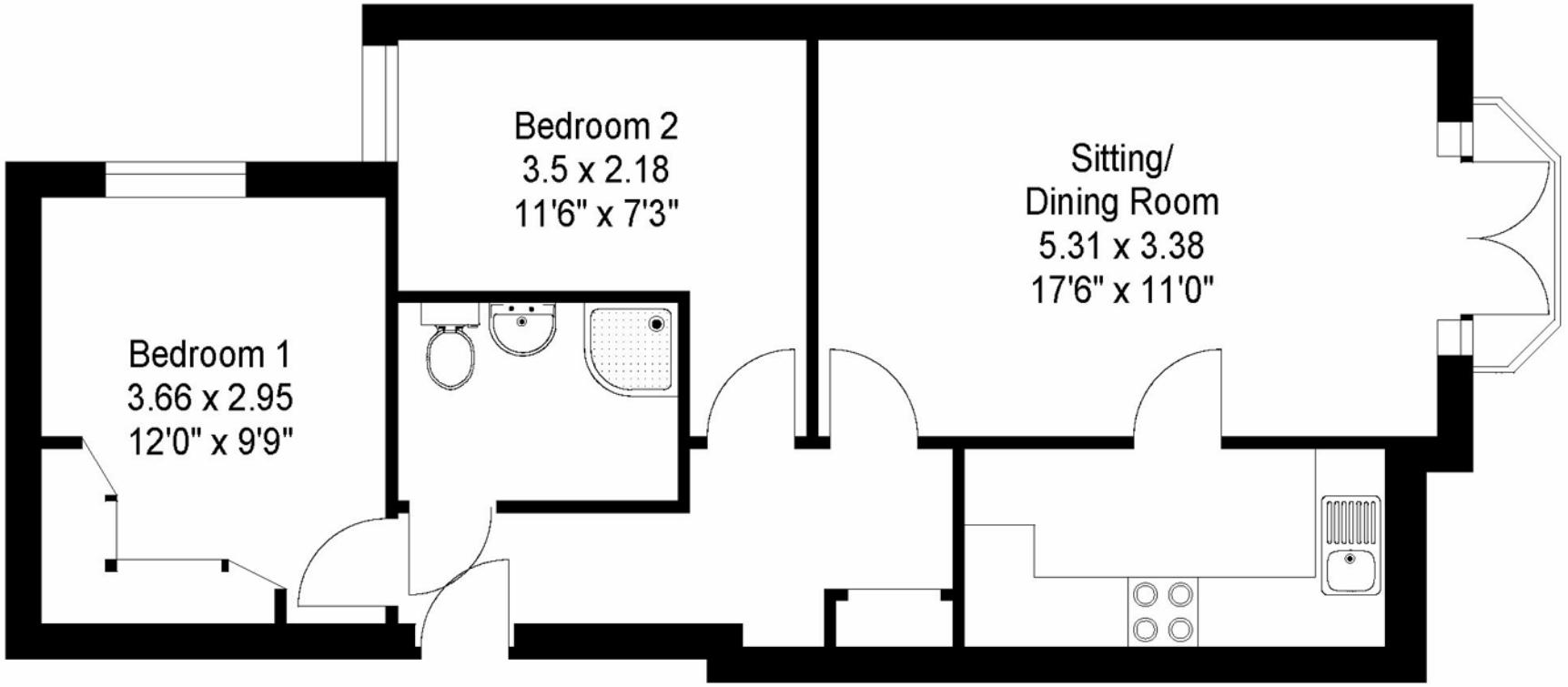
£295,000

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Approximate
Gross Internal Floor Area
Total: 57sq.m. or 613sq.ft.

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NOT TO SCALE













Set within a central village position, the property enjoys easy access to local shops, cafes, and the seafront, along with well-tended communal grounds and practical storage facilities.

The Property continued . . .

Bedroom One is a generous double bedroom with UPVC double-glazed window and a comprehensive range of fitted wardrobes and drawer units. Bedroom Two is an ideal guest room or study offering UPVC double-glazed window, fitted base cupboards, drawers, and eye-level shelving. The bathroom is well-appointed and fully tiled, comprising large shower enclosure, WC, wash hand basin, extractor fan, heated towel rail, tiled floor and walls.

Directions

From our Lymington office head to the top of the high street and bearing right in the one way system, head in a westerly direction on the A337 Christchurch Road. After approximately 5 miles take the left turn signposted Milford on Sea and Keyhaven. Proceed along the B3084 into the heart of Milford on Sea and take the left before the village green. Turn left again after the green and into Keyhaven Road, signposted to Hurst Castle. After a short distance Compton House can be found on the left hand side shortly after Carrington Lane.





Grounds & Gardens

Outside Compton House is approached via a tarmac driveway from Keyhaven Road, leading to: Garage with electric up-and-over door, light and power. Visitor parking to the rear and two additional casual parking spaces at the front. Pleasant neatly maintained communal grounds with a secure large bicycle store and bin store. Private external storage cupboard for the apartment.

Situation

Milford-on-Sea is a vibrant coastal village centered around its charming green, offering: A wide selection of restaurants, pubs, cafés, and independent shops, medical centre and dental surgery, year-round community events including festivals, fairs, and seasonal celebrations. The area is rich in natural beauty, with safe swimming beaches, coastal walks towards Barton-on-Sea and Lymington, views to the Isle of Wight, the Needles, Christchurch Bay, and Purbeck Hills. There are nature reserves including Studland Common and wooded walks throughout the Pleasure Grounds (Danestream) and Sturt Pond. The historic Hurst Castle is another point of interest nearby. The New Forest National Park is a short drive away, offering ancient woodland, open heath, and abundant wildlife. Nearby towns include Lymington and New Milton (approx. 3 miles), with larger centres such as Bournemouth and Southampton around 18 miles away. Rail services from New Milton and Brockenhurst provide fast links to London Waterloo, and both Bournemouth and Southampton airports are easily accessible.





Nearby Keyhaven

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

Additional Information

Tenure: Leasehold

Length of Lease: 79 years, vendor will contribute to lease extension

Ground Rent: £300 payable half yearly, in advance on 29th September and 25th March

Annual Service Charge: £2009.80 payable half yearly, in advance on 29th September and 25th March. The price will not change until 2036, when the next review will take place.

Council Tax: Band C

EPC: C Current: 79 Potential: 79

Property Construction: Second floor flat, standard construction

Utilities: Mains electricity, water and drainage

Heating: Gas central heating

Broadband: Superfast broadband available with download speeds of 80mbps (Ofcom)

Parking: Garage & communal parking

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:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 **E:** lymington@spencersproperty.co.uk