



7 Shore Close, Westover Road, Milford on Sea, Hampshire. SO41 0SY

Guide Price £299,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





7 Shore Close, Westover Road, Milford on Sea. SO41 0SY

Guide Price £299,950

A well presented two double bedroom first floor apartment set in a purpose built block of four benefitting from Sea Views from the Living Room and a Balcony with a parking space, garage and a Share of Freehold tenure. No forward chain



ENTRANCE

UPVC part opaque double glazed door with matching side screens leads into the:

ENTRANCE PORCH

laminated wood floor, cupboard housing the electric meter, ceiling light point, stairs to first floor, window to side on the half landing.

FIRST FLOOR LANDING

cloaks cupboard with hanging rail and additional storage cupboards over, access into roof space via hatch, ceiling light point, doors to all rooms.

KITCHEN/DINING ROOM (20' 8" X 8' 9") OR (6.30M X 2.66M)

Kitchen area is fitted with a modern range of white fronted cupboard and drawer units with areas of butchers block wood work top over, inset four burner Gas hob with fan assisted electric oven beneath and filter extractor canopy over, integrated slimline dishwasher and washing machine, inset Belfast sink unit with mixer tap over. space for tall standing fridge/freezer. UPVC double glazed windows to the front, laminated wood flooring, ceiling light points, power points, wall mounted panelled radiator.

SITTING ROOM (11' 4" X 9' 11") OR (3.46M X 3.03M)

(formerly Bedroom One) A lovely and bright dual aspect room with large UPVC double glazed window to the rear overlooking communal grounds with a set of double glazed double doors to the side leading to the:

BALCONY (8' 0" X 3' 11") OR (2.45M X 1.19M)

Tiled floor, glass and painted metal balustrade, fantastic views across to the West of the Isle of Wight and The Needles.

BEDROOM 1 (14' 10" X 10' 10") OR (4.52M X 3.31M)

Formerly the Sitting Room with a large UPVC double glazed window overlooking the communal grounds, ample space for fitted or freestanding bedroom furniture, wall mounted panelled radiator, ceiling light point, power points, television point.

BEDROOM 2 (11' 4" X 9' 5") OR (3.45M X 2.86M)

Large UPVC double glazed window overlooking the communal grounds, ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, power points.

BATHROOM

Fitted with a modern white suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment over, low level flush WC and inset wash hand basin with vanity unit beneath and to the sides, UPVC opaque double glazed window to front, ceiling light point, chrome ladder style towel radiator, part tiled walls.

OUTSIDE

The property sits in well kept communal grounds laid mainly to lawn with hedged and fenced borders.

GARAGE & PARKING

The property benefits from a garage in a nearby block at the end of the driveway on the left hand side. There is also a numbered allocated parking space to the front of the property.

LEASEHOLD & MAINTENANCE FEES

The property benefits from a long lease and a Share of Freehold tenure. Maintenance charges are levied annually and are currently around £2000 per annum.

DIRECTIONAL NOTE

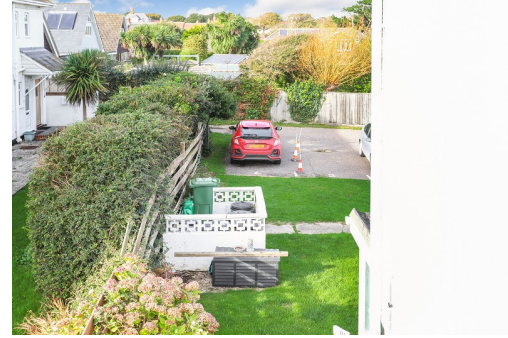
From our office in New Milton proceed south down the High Street and straight over at the roundabout towards Milford on Sea. Continue until passing The Beach House on the right hand side and take the next right into Westover Road. Shore Close will be found just after the turning for Lucerne Road on the left hand side and the property numbered.

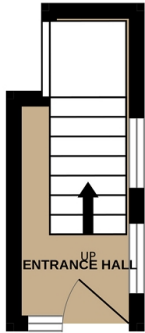
PEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

TENURE

The resale tenure for this property is Share of Freehold





TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk