



PARK ROAD, OFFERS IRO £725,000 FREEHOLD, COUNCIL TAX BAND - E, EPC D

Situated in the heart of Milford village, a well-presented and characterful three bedroom detached house, offering delightful sea views from the upstairs bedroom. A particular feature of the property is the redesigned South facing garden with studio office /cloakroom.

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Lobby:
Covered entrance porch with outside courtesy lights, quarry tiled step with obscure double glazed front door to the:

Entrance Hallway:
Stairs to 1st floor landing and accommodation with under stairs storage area, wall mounted radiator, solid wooden flooring, doors off to all ground floor accommodation including door to the:

Cloakroom:
Matching suite comprising of low-level WC and vanity wash hand basin with mono taps over, obscure double glazed window to the side.

Sitting Room:
Double glazed bay window to the front with fitted wooden heritage blinds, open fireplace with brick back solid wooden mantle and housing a natural log burning stove, wall mounted radiator, television aerial points, plastered archway to the:

Family Room:
Two wall mounted radiators, returning door to the hallway with further part wooden and multi glazed double doors giving access to the

Breakfast Room:
Ceramic tile flooring, double radiator with a further wall mounted radiator, double glazed double opening French style doors with matching side screens giving access to the sun lounge with further wooden and multi glazed door.

Kitchen Breakfast Room:
Dual aspect room with double glazed window to the side and further double glazed sliding patio doors, giving access onto the rear garden and raised patio area. Double radiator, role edged work surface in part to 3 walls with a range of base and drawer units below and further matching wall mounted units over. Single bowl stainless steel sink and drainer set into work surface with mono tap above space and plumbing below for dishwasher with adjacent space for upright fridge freezer. Four ringed hob set into the work surface with adjacent larder style unit incorporating an electric double oven, there is space and plumbing for washing machine next to the boiler/larder cupboard. Larder style cupboard housing the Worcester gas heating hot water boiler with built-in time switch and controls. Double radiator, laminate wooden flooring.

Conservatory:
Part brick and double glazed construction set under a pitched triple polyplex roof with double glazed windows to both sides and rear with further double glazed double opening French style doors which give access to the rear patio and garden. Tiled flooring.

First Floor Landing:
Double glazed window to the side ceiling light point with inset ceiling loft hatch which provides access via a pulldown ladder to the loft/storage room with a double glazed Velux window to the rear, giving uninterrupted views out towards the Isle of Wight and Needles, with the benefit of both power and lighting.

Principal Bedroom:
Double glazed bay window to the front, double radiator two double door built-in wardrobes both with hanging rails and separate storage space, electric power points

Bedroom Two:
Double glazed window to the rear with distant glimpses of the Isle of Wight, radiator and power points.

Bedroom Three:
Double glazed window to the rear single radiator and power points.

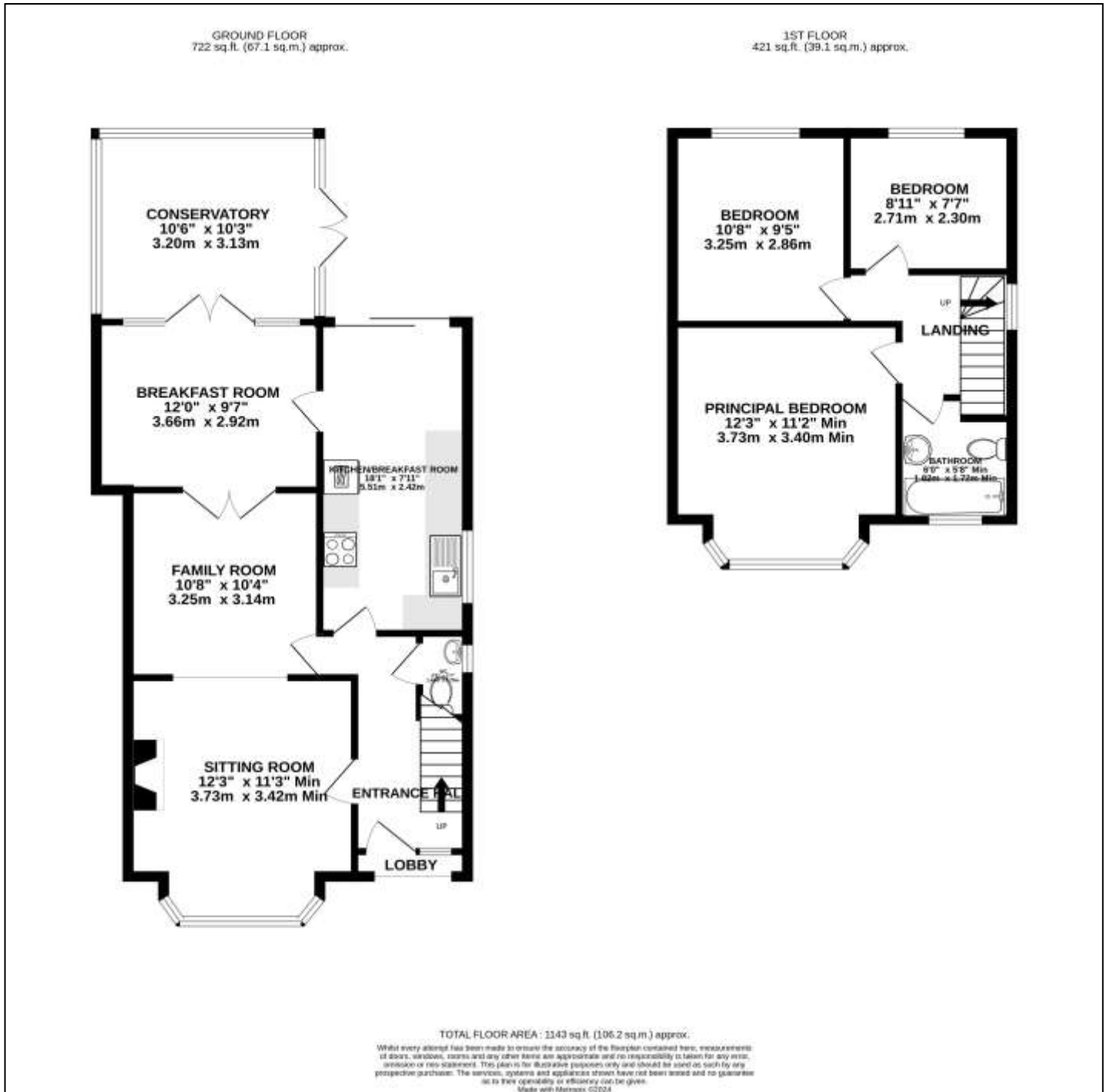
Bathroom:
Obscure double glazed window to the front, matching suite comprising of low-level WC pedestal wash hand basin and panel bath with mono taps and wall mounted electric shower over with fitted glass shower screen, wall mounted ladder radiator, part tiled walls.

Outside:
The front garden is enclosed to both sides in part by timber fencing with a further block wall to the front. There is a concrete driveway which leads along the side of the property and provides off-road parking.

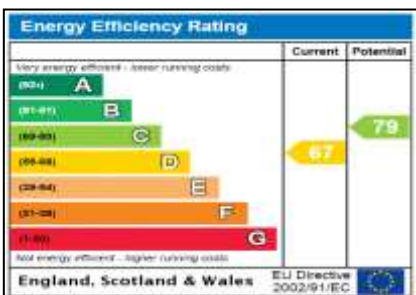
This is a particular feature of the property and has been landscaped and redesigned to offer a delightful Southerly facing garden. The concrete driveway continues to the detached office/storage. There is a raised patio area direct to the back of the property with a remainder of the garden being laid mainly to lawn and surrounded to both side and rear by timber fencing there is a further designed patio area at the rear of the garden, with wooden sheds and storage.

Office/Annex:
Accessed via a double glazed door with a double glazed window to the side and further double glazed door to the rear leading into a storage/greenhouse with power and lighting and a door at the rear which leads to the cloakroom. Matching suite comprising of low-level WC and wash hand basin. There are further double doors at the front of the office which give additional storage and a greenhouse at the rear again for storage or plant/vegetable growing. The annex further benefits from outside security lighting cold water tap and power.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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