



ANDREW LANE, £500,000 FREEHOLD, COUNCIL TAX BAND-D, EPC-E

THIS SPACIOUS THREE-BEDROOM FAMILY HOME OFFERS AMPLE PARKING AND ENJOYS SCENIC VIEWS OVERLOOKING OPEN RECREATIONAL GROUNDS AT THE REAR, PROVIDING A PEACEFUL AND PICTURESQUE SETTING. WITH GENEROUS INTERIOR SPACE, THIS PROPERTY PRESENTS A FANTASTIC OPPORTUNITY FOR UPDATES AND MODERNISATION, PERFECTLY SUITED FOR FAMILY LIVING. **THE HOME'S VERSATILE LAYOUT** INVITES A PERSONAL TOUCH TO MAXIMIZE ITS POTENTIAL AND MAKE IT TRULY YOUR OWN.

Milford on Sea | 01590 642641 |

Winkworth

for every step...

winkworth.co.uk



Approach:

Double glazed, double opening French style doors provide access into the:

Large Entrance Porch:

Dual aspect room with double glazed windows to both the front and side, ceiling light points and power points. Bi-folding doors opening out into the sitting room, a further part wooden and obscure glazed front door with matching side screen which leads to the:

Entrance Hallway:

Stairs to first floor landing and accommodation with a double radiator and under stairs storage area housing the electric fuse board. Doors off to all ground floor accommodation, including door to the:

Cloakroom:

Obscure double glazed window to the side, a matching suite comprising of low-level WC and pedestal wash hand basin, wall light points and a part tiled wall.

Sitting Room:

Dual aspect room with double glazed window to the side and further part wooden and single glazed bifold doors which give access out onto the front porch, two double radiators, television, aerial and power points.

Kitchen/Breakfast Room:

Dual aspect room with double glazed window to the side and further part wooden and single glazed window to the rear. Work surface in part to four walls with a range of base and drawer units below with further matching wall mounted unit

above. One and a half bowl sink and drainer unit inset to the work surface with mono taps above. Space and plumbing below for washing machine, space with electric point for oven, two double radiators, floor mounted gas heating and hot water boiler with adjacent wall mounted time switch and controls. A single door built-in larder cupboard with wooden and obscure window to the side, a further part wooden glazed door giving access to the:

Rear Porch:

Dual aspect room with double glazed window to the side and further double glazed door with matching sealed double glazed units to both sides giving access out onto the rear garden. Space and plumbing for freezer and tumble dryer, with further access via wooden sliding door to the:

Gardeners Loo:

Hardwood and single glazed window to the rear, a matching suite comprising of low-level WC and vanity wash hand basin.

Dog leg stairs from the entrance hallway provides access to the:

First Floor Landing:

Double glazed window to the side, loft hatch giving access to the roof space and further storage area and a single door built-in airing cupboard housing the hot water cylinder with slated shelving for storage. Doors to all first floor accommodation, including door to:

Bedroom One:

Dual aspect room with double glazed windows to both the front and side, a single radiator and power points.

Bedroom Two:

Double glazed window to the side enjoying views out over the playing fields and rugby club, two double door built-in wardrobes with hanging rails and separate drawers below, a single radiator and power points.

Bedroom Three:

Double glazed window to the front, a single radiator and power points.

Family Bathroom:

Obscure double glazed window to the rear, a matching suite comprising of low-level WC, a vanity wash hand basin and panelled bath, a wall mounted stainless steel heated towel rail and part tiled walls.

Outside:

The front of the property is accessed via a long tarmac driveway which leads directly to the back of the garden. The front is enclosed to both sides by timber fencing and by mature hedging to the front. The front garden has been laid mainly to Astro grass for ease of maintenance while surrounded by earth dug borders containing an array of shrubs and bushes, there is a patio path at least directly to the front of the property.

Rear Garden:

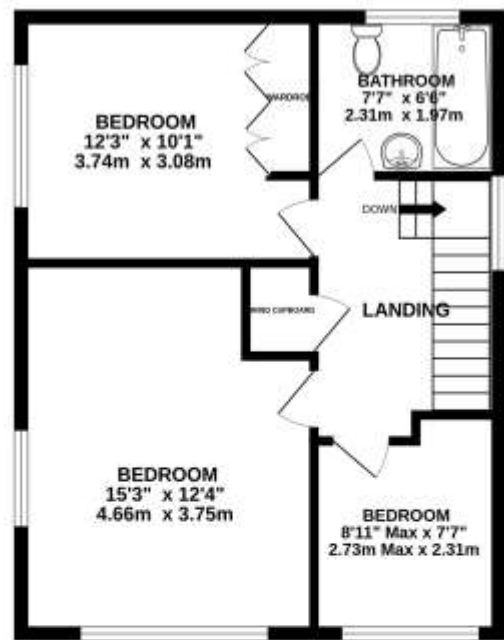
The Rear Garden is enclosed to both sides by timber fencing and mature hedging to the rear, the back garden has been laid mainly to concrete for ease of maintenance with various outbuildings including a double car port and timber shed to the side, also including an outside cold water tap and security lighting.



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



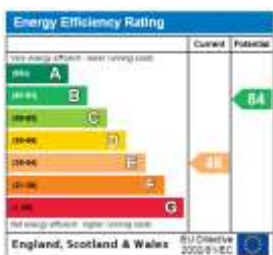
1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 MetIQx ©2024

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.



Property Ref: MOS240070
 Water Supply: Southern Water
 Electricity Supplier: Scottish Power
 Heating: Oil Fire Central Heating
 Broadband: For supplier and speed we refer to Ofcom.
 Coastal Erosion Management in your Area- Gov.uk
Shown were correct at the time of printing.



for every step...

Milford on Sea | 01590 642641 |

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.