



CARRINGTON LANE, £325,000 LEASEHOLD, COUNCIL TAX BAND-C, EPC-E

A WELL-PRESENTED, NATURALLY LIGHT AND BRIGHT FIRST FLOOR MAISONETTE. THIS PROPERTY OFFERS TWO SPACIOUS DOUBLE BEDROOMS, A RECENTLY MODERNISED FAMILY BATHROOM WITH A WALK IN DOUBLE SHOWER, KITCHEN AND LIVING SPACE AT EASE OF COMFORT. IT IS SITUATED IN THE HEART OF MILFORD ON SEA AND WALKING DISTANCE TO THE VILLAGE CENTRE AND ALL ITS AMENITIES.



Winkworth

for every step...

Milford on Sea | 01590 642641 |

winkworth.co.uk



A well-presented, naturally light and bright first floor maisonette. This property offers two spacious double bedrooms, a recently modernised family bathroom with a walk in double shower, kitchen and living space at ease of comfort. It has electric heating, privately owned solar panels. It is situated in the heart of Milford on Sea and walking distance to the village centre and all its amenities.

Approach:

Covered entrance porch with raised decking which is enclosed to both sides and front by timber fencing and trellis, leads to an obscure double glazed front door giving direct access to the:

Entrance Porch:

Quarry tiled flooring, wall mounted cupboard housing the electric meter and fuse board. Further obscure double glazed door to:

Inner Hallway/Utility Area:

Double glazed window to the side, single radiator, space for tumble dryer, picture tiled flooring. Dog leg stairs to:

First Floor Landing:

Double glazed window to the side, single built-in storage cupboard, housing the factory lagged hot water cylinder, double radiator, telephone and power point. Doors off to all first floor accommodation, including door to the:

Sitting Room:

Double glazed window to the front, ornate wooden fire surround with wrought iron and picture tiled hearth and marble plinth is access to the open fire, television and aerial points, double radiator, telephone point, power points.

Kitchen/Breakfast Room:

Dual aspect room with double glazed windows to both the front and side, roll edged work surface in part to 2 walls with a range of base and drawer units below with further matching wall mounted units over 1 ½ bowl sink and drainer unit in set to the work surface with mono tap above. Space and plumbing below for both washing machine and dishwasher, further range of fitted units, including an integrally fitted matching oven and microwave with space for upright fridge freezer, double radiator, quarry tiled flooring and part tiled walls.

Bedroom One:

Dual aspect room with double glazed window to both the rear and side, both double and single door built-in wardrobes with hanging rail and separate storage space, double radiator and power point.

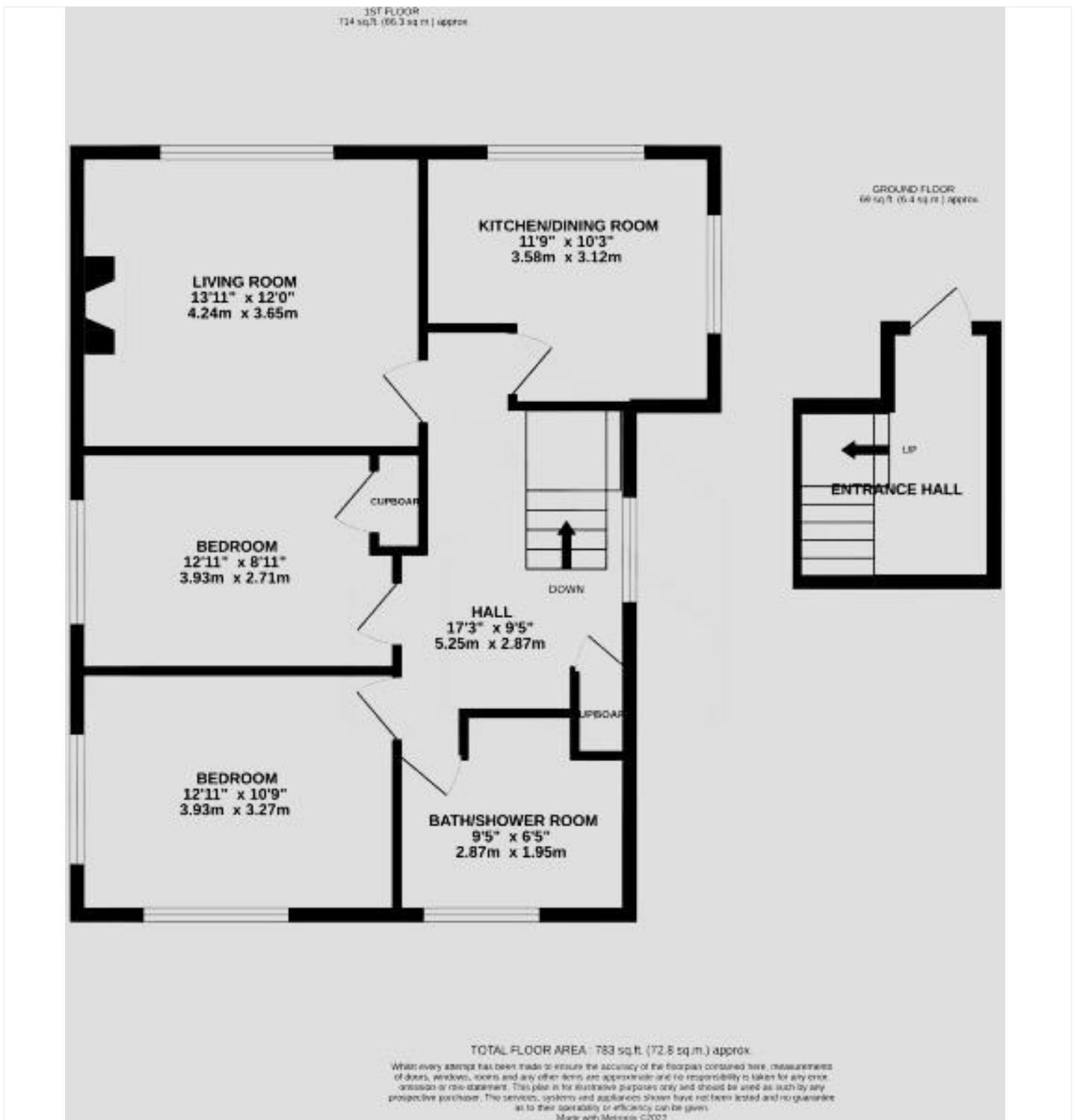
Bedroom Two:

Double glazed window to the side, laminate wooden flooring, single door built-in wardrobe with both hanging rail and separate storage space, double radiator and power point.

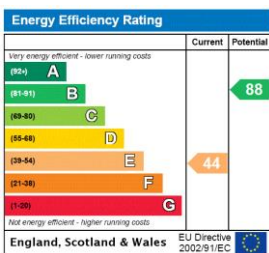
Family Bathroom:

Dual aspect room with obscure double glazed window to the rear and further double glazed velux window to the side, recently updated suite comprising of low-level WC with concealed cistern, vanity wash hand basin with fitted cupboards below, freestanding claw foot bath with Victorian style mono taps and shower attachment over. Walk in double shower cubicle with both ceiling mounted and handheld shower, ceramic flooring, double radiator and wall mounted stainless steel ladder style towel rail and tiling to all further wall space.





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.



WATER SUPPLIER: Wessex Water - Mains, Southern Water, waste.

ELECTRIC SUPPLIER: Octopus Energy

SOLAR PANELS: Privately Owned

BROADBAND: Plusnet

Coastal Erosion Management in your area- Gov.uk

Shown were correct at the time of printing.

Milford on Sea | 01590 642641 |



for every step...

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.