



KEYHAVEN ROAD, MILFORD ON SEA  
**£250,000 LEASEHOLD**

**Winkworth**



**A two bedroom ground floor flat, now in need of modernisation, close to both the sea front and the Village Green.**

A wooden step leads to a part obscure glazed and UPVC front door, which provides access to the:

### **Entrance Hallway**

Ceramic tiled flooring and doors off to all accommodation, including door to the:

### **Sitting Room**

Large south facing bay window to the front. Feature fire surround. Two double radiators and a plastered arch leading to:

### **Kitchen**

Work surface in part to three walls with a range of shaker style base and drawer units below and matching wall mounted units over. One-and-a-half bowl stainless steel sink inset to the work surface. Electric oven and grill, with four-ring induction hob and extractor fan above. Space and plumbing for both washing machine and dishwasher. Space for upright fridge freezer. Further cupboard housing the boiler. Ceramic tiled flooring and part-tiled walls. Window to the front.



### **Bedroom One**

A spacious double bedroom with window to the rear and single radiator.

### **Bedroom Two**

With window to the rear and single radiator.

### **Bathroom**

Matching suite comprising low level W/C, pedestal wash hand basin and p-shaped panel bath with mono tap, removable shower attachment and wall-mounted shower attachment over.

Obscure window to the side. Ceramic tiled flooring and part-tiled walls.



### **Outside**

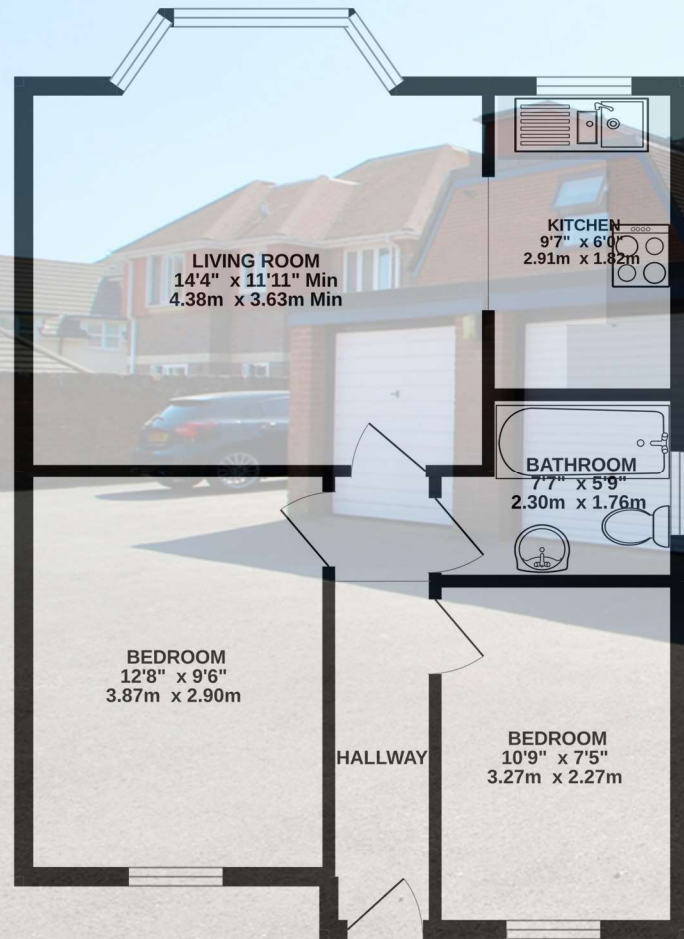
The property is approached via a tarmac driveway, with the front laid mainly to lawn and bordered to the front by low-level walling and hedging. A driveway then leads up to the side of the property, with designated parking. There is a further pedestrian gate leading to a bin store.

There is a further lawn area to the rear, bordered to one side by mature hedging which offers a pleasant outside area.

### **Situation**

The property enjoys an enviable position, being equidistant to both Keyhaven and the sea front, as well as Milford's Village Green and its plentiful amenities.

GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>67</b>
(39-54)	<b>E</b>	<b>74</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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TOTAL FLOOR AREA: 528 sq.ft. (49.0 sq.m.) approx.

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