



**FREEHOLD, KEYHAVEN ROAD, £775,000**

**COUNCIL TAX BAND- E EPC-D**

**THIS THREE BEDROOM SEMI-DETACHED PROPERTY SITTING IN THE HEART OF THE VILLAGE LOOKING OUT OVER UNINTERRUPTED VIEWS OF THE ISLE OF WIGHT, STURT POND AND KEYHAVEN. IT OFFERS A GENEROUS SIZED GARDEN AND AMPLE PARKING WITH A GARAGE.**



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**Approach:**

Covered entrance porch with tiled step and obscure double glazed front door provide access to the:

**Entrance Hallway:**

Dog leg stairs to first floor landing and accommodation with single door under stairs storage cupboard, doors off to all ground floor accommodation including door to the:

**Cloakroom:**

Obscure double glazed sealed window to the front matching suite comprising of low-level WC. Wall mounted wash hand basin fitted double cupboard over housing the electric meter and fuse board tiled splashback.

**Dining Room:**

Double glazed bay window to the front single radiator. Brick built fireplace with wooden mantle. Three wall light points and power points.

**Sitting Room:**

Double glazed door with matching side-screen to both sides, providing access out onto the rear garden and patio area with uninterrupted views towards the Isle of Wight and The Needles. Single radiator, television and aerial points, brick built fireplace with wooden.

**Kitchen/Breakfast Room:**

Dual aspect room with double glazed window to the rear, again enjoying

uninterrupted views across to the Isle of Wight and The Needles. Obscure double glazed door to the side, roll edged work surface in part to 3 walls, with a range of shaker style base and drawer units below with further matching wall mounted units over 1 1/2 bowl sink and drainer insert work surface with mono taps above, wall mounted Worcester gas, heating and hot water boiler with switch and controls, space and plumbing for washing machine and space for both fridge and freezer.

Dog leg stairs from the entrance hallway, providing access to the:

**First Floor Landing:**

Obscure double glazed sealed window to the side, inset ceiling loft hatch with pulldown ladder, single door built-in airing cupboard housing the hot water cylinder with slatted shelving, two wall light points, doors off to all first floor accommodation, including door to:

**Bedroom One:**

Double glazed window to the rear, enjoying panoramic views across the open countryside and out towards the Isle of Wight and The Needles, double door built-in wardrobe with hanging rail and separate double door cupboard above, single radiator and power points.

**Bedroom Two:**

Double glazed window to the front, single door built-in wardrobe with cupboard space over single radiator, power points.

**Bedroom Three:**

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

**Family Bathroom:**

Double glazed window to the side, matching suite with part tiled walls comprising of low-level WC, pedestal wash hand basin, panelled bath with mono taps, single radiator.

**Outside:**

The front garden has been laid to lawn whilst surrounded by earth dug borders, containing an array mature shrubs and bushes. There is a long block paved drive, which provides off-road parking for a number of cars and this lead directly to the:

**Detached Garage:**

Accessed via up and over door with a further pedestrian door and window at the side.

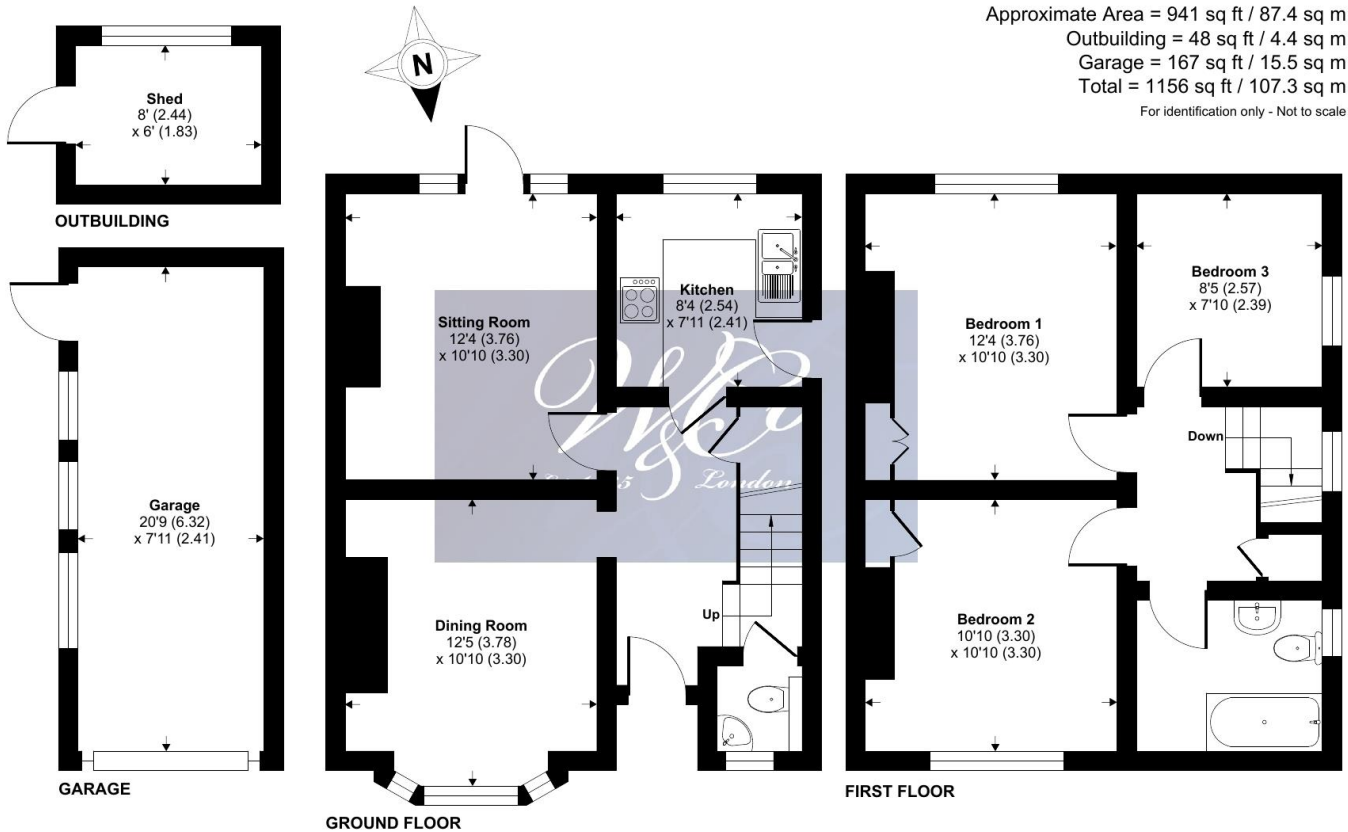
**Rear Garden:**

This is a particular feature of the property and is enclosed to both sides and rear by timber fencing. There is a raised patio area directly to the back of the property with the remainder being laid mainly to lawn whilst boarded by earth dug and shaped borders containing an array of mature shrubs, trees and bushes. The garden faces the south and has panoramic views out towards the Isle of Wight.



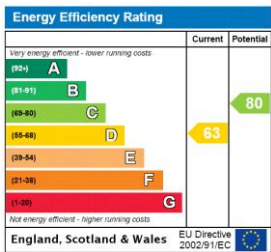
# Keyhaven Road, Milford On Sea, Lymington, SO41

Approximate Area = 941 sq ft / 87.4 sq m  
 Outbuilding = 48 sq ft / 4.4 sq m  
 Garage = 167 sq ft / 15.5 sq m  
 Total = 1156 sq ft / 107.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for ESH Estates Ltd (Winkworth). REF: 1069840

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: MOS230131  
 Heating: Worcester boiler  
 Water Supplier: Bournemouth Water  
 Broadband: For Supplier and Speed we refer to OFFCOM  
 Coastal Erosion Management in your area- Gov.uk  
 Shown were correct at the time of printing.

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