



HIGH STREET, £695,000 FREEHOLD, COUNCIL TAX BAND- D EPC- EXEMPT GRADE II LISTED

A RARE OPPORTUNITY TO ACQUIRE A GRADE II LISTED TOWN HOUSE IN THE HEART OF PICTURESQUE SEASIDE VILLAGE IN MILFORD ON SEA WITH SOUTH FACING REAR GARDEN AND GARAGE. THE PROPERTY IS STEEPED IN HISTORY IS A CHARACTERFUL HOME.

Winkworth

for every step...



Approach:

Solid wooden front door provide access to the:

Entrance Hallway:

Wall mounted cupboard housing the electric fuse board, part wooden and multi glazed stable style door, gives access into the kitchen with a further door leading to the:

Sitting Room:

Part wooden and multi glazed bay window to the front, inglenook style fireplace, incorporating a freestanding log burning stove with curved brick Mantle and patio half, television and aerial points. Door to the inner hallway, with further access to the:

Dining Room:

Georgian style double glazed bay window to the rear with adjacent matching door, which provides access out onto the rear garden.

Kitchen:

Work surface in part to two walls with a range of shaker style base and drawer units below with further matching wall mounted units over, large stainless steel sink and drainer in set to the work surface with taps over. Space and plumbing below for washing machine and dishwasher with adjacent space for fridge freezer. Further space and both gas and electric points for oven with fitted

extractor fan, light and grill above, ceramic to flooring and power point. Returning door from the Dining Room, giving access to the:

Rear Summer Room:

Dual aspect room providing access out onto the rear garden and patio area, wall mounted gas heating and hot water boiler, single radiator, ceramic tiled flooring, with door off to the:

Ground Floor Cloakroom:

Matching suite comprising of low-level WC with wall mounted system and pedestal wash hand basin, double door built-in air cupboard, housing the factory lagged hot water cylinder.

First Floor Landing:

Multi glazed stairs to the second floor, double radiator and small under stairs storage cupboard. Doors off to all first floor accommodation including door to the:

Principal Bedroom:

Two Georgian style windows to the rear, double radiator and power point.

Bedroom Two:

Georgian style multi glazed sash window to the front, double radiator, wall light points and power points.

Shower Room:

Matching suite comprising of low-level WC, pedestal wash hand basin and walk-in

shower cubicle with wall mounted electric shower.

Stairs from the first floor landing provide access to:

Bedroom Three:

Dual aspect room, single door built-in wardrobe, ceiling light points with adjacent loft hatch, giving access into the roof space and storage area.

Ensuite Shower Room:

Matching suite comprising of low-level WC, pedestal wash hand basin and walk-in shower cubicle with wall mounted electric shower and tiling to all visible wall space.

Outside:

The rear garden is south facing and has been laid mainly to patio for ease of maintenance with further borders, containing an array of mature shrubs and bushes. It is enclosed to both sides and rear in part by timber fencing hedging and a built brick wall. There is a further Brick built shed with pitched interlocking tiled roof and adjacent greenhouse with a wooden pedestrian gate which gives access out onto the rear and leads directly to the:

Garage:

Accessed via a metal up and over door. There is also additional parking and this has been laid to shingle.

EPC: Exempt Grade II Listed



GROUND FLOOR
887 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
228 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 1530 sq.ft. (140.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, eaves 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.
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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: MOS240015

Water Supplier: TBC

Heating: Valiant Gas Boiler

Broadband: for supplier and speed we refer to Offcom.

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Shown were correct at the time of printing.

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