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CASTLE CLOSE **GUIDE PRICE** £950,000

Winkworth

for every step...

Rare opportunity to purchase a four bedroom detached property with garage, one row back from the seafront. This property is 'upside down' living to incorporate the southerly aspect balcony and sea view.

Castle Close,
£950,000

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Situation:

Only one of three detached properties in this sort after location. Detached with four bedrooms, south facing balcony, sea views, and garden along with garage.

Description:

A simple family home offering open plan 'upside down' living areas, with sea views and bi folding doors giving access to a south facing balcony. This space is light, bright and offers marvellous sea views over the Solent.

Bedroom one benefits from, access onto the garden and patio area. Two further bedrooms benefit from en-suites with another separate shower room.

The sitting room has views over the Solent and bi-fold doors giving access onto a balcony allowing for morning coffee or evening G&T's.

Kitchen breakfast room, with a range of fitted base and wall units, again with large window overlooking the garden. Door to a further room, cloak/bathroom and further room currently being used as a twin bedroom, could be a super study.

Outside Front

Outside the front of the property is enclosed to both sides and front by part brick and concrete wall. There is a tarmac driveway which provides off-road parking and access to the integral garage. The remainder of the front garden is laid mainly to shingle for ease of maintenance with surrounding borders containing mature shrubs and bushes.

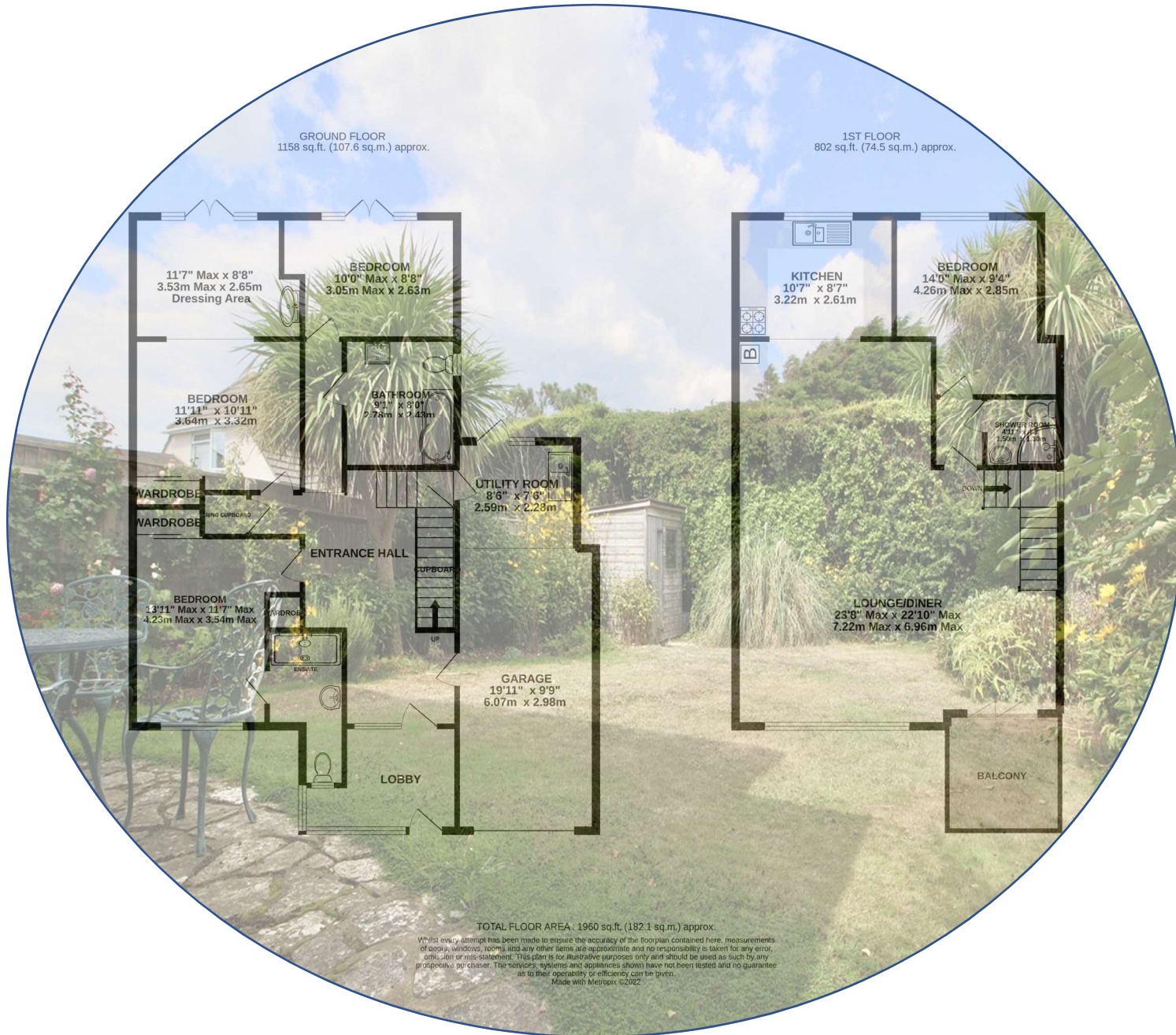
Rear garden is enclosed to both sides by timber fencing and a large mature hedge at the rear. There is a small shaped patio area to the back of the property while the remainder has been laid to lawn again surrounded by borders containing mature shrubs trees and bushes.

- Detached four bedroom property
- Sea views with southerly balcony
- 'Upside' down open plan living
- Integral garage with driveway
- Private garden
- Very close proximity to the sea front
- Walking distance to the village

Directions:

From the office proceed down Church Hill, straight over the staggered junction into Sea road. Continue until the last road on the left hand side, turn left into Castle Close.





GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.

1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.

TOTAL FLOOR AREA: 1960 sq.ft. (182.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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