



55 Sea Road, Milford on Sea, Hampshire, SO41 0PH

£850,000 *Freehold*



A 3 bed/2 bath town house arranged over 3 floors featuring a fantastic 1st floor living/dining space with an extended balcony to sit and enjoy the wonderful panoramic sea views.

KEY FEATURES

- A superb town house arranged over 3 floors with stunning sea views
- Three bedrooms, one with en-suite shower room
- Family bathroom
- Utility room with ample storage
- Kitchen/dining/living room with double aspect and extended balcony
- Landscaped rear garden
- Garage in a block, communal driveway and parking



Highcliffe

01425 270 055 | highcliffe@winkworth.co.uk

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DESCRIPTION

Set back from the road behind neat hedging, the property enjoys an attractive lawned front garden, with a pathway leading to the welcoming entrance.

On the ground floor are two generous double bedrooms. The front bedroom benefits from a pleasant outlook over the garden, while the second features French doors opening directly onto the landscaped rear garden. A stylish, fully tiled wet room offers a spacious shower, and designer fittings, including a radiator, LED-lit mirror and wall-hung vanity unit with drawer storage.

The practical utility room is fitted with a range of wall and base units, sink and drainer, space for laundry appliances and a substantial under-stairs storage cupboard. The wall-mounted gas boiler is also housed here.

Designed for easy outdoor living, the professionally landscaped rear garden combines slate shingle, premium paving and high-quality artificial lawn for a smart, low-maintenance finish. Lavender-filled raised beds add colour and fragrance, while the patio provides an ideal setting for alfresco dining. A painted garden shed compliments the fencing, and the garden also benefits from gated side access for the short trip (0.2 miles) to the beach along with an outside tap to rinse off after a dip in the sea.

Stairs rise to the first-floor landing, where there is a convenient guest cloakroom with additional storage. The impressive double-aspect reception space extends from front to back, creating a bright sociable setting for relaxing and entertaining. To the rear, the contemporary kitchen features polished granite worktops and a premium selection of Neff appliances, including twin ovens, a warming drawer and a five-ring electric hob.

High ceilings enhance the sense of space throughout the living and dining area, which opens onto a generous balcony – the perfect spot to unwind and take in the wonderful sea views.

Occupying the second floor, the principal bedroom suite is arranged in a striking mezzanine style, with a vaulted ceiling and a modern en-suite shower room.

To the rear of the property, accessed via a communal driveway, is a garage with an electric door, power, lighting and a weatherproof outdoor 13A socket suitable for trickle charging an electric vehicle. An additional parking space sits to the side of the garage.





LOCATION

Nestled on the stunning Hampshire coastline, Milford on Sea is one of the South Coast's most sought-after villages, offering an exceptional blend of seaside charm, natural beauty and community spirit. Positioned between the New Forest National Park and the Solent, the village enjoys breathtaking coastal walks, safe swimming beaches, and spectacular views across to the Isle of Wight and The Needles.

Sea Road is ideally positioned just 0.3 miles from the village centre, where you'll find a delightful selection of independent cafes, restaurants, boutique shops and traditional pubs, creating a welcoming atmosphere for residents and visitors alike. The village also benefits from excellent recreational facilities, including tennis club, sailing club, and bowls club and easy access to Hurst Spit and Keyhaven Nature Reserve. The New Forest National Park offers over 50 square miles of unspoilt ancient woodland, wildlife and nature trails with places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens. Ferries to The Isle of Wight are available from nearby Lymington, a lovely Georgian town with excellent shopping.

London Waterloo is approximately 1hr 50 mins away departing from Lymington Station. Bournemouth and Southampton airports can be found nearby, and ferries depart to the continent from Poole and Portsmouth.

MATERIAL INFO

Council Tax Band: E

EPC rating: C

Service charge: £600 per annum

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps
Other – Winkworth are not aware of any other information affecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HIG260117>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 137.4 m² ... 1479 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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