



VICTORIA ROAD, £375,000 SHARE OF FREEHOLD

This delightful two-bedroom first-floor apartment features a kitchen/breakfast bar and boasts fabulous views overlooking The Needles. A bright, double-aspect lounge/diner, offers an abundance of natural light and access to an enclosed balcony again with panoramic views of the Isle of Wight, The Needles and the Solent. The generous principal bedroom includes double fitted wardrobes and drawers, while the guest double bedroom also benefits from fitted wardrobes. The family bathroom is equipped with a bath and overhead shower. Additional features include residential parking, a single garage and a desirable location within walking distance to the seafront and the village centre.

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DESCRIPTION

Approach:
wooden front door gives access to the:

Communal Entrance Hallway
With stairs and lifts leading to the first floor landing and access via a wooden front door with spy hole to.

Entrance Hallway:
Smooth plastered ceilings, single radiator, open shelved cupboard with double door cupboard over, with further doors off to all accommodation including door to:

Kitchen:
Double glazed window to rear with views out to the sea, fitted breakfast bar and matching work surface in part to two walls with shaker style draws and cupboards below with matching wall mounted cupboard over, one and a half bowl sink in set to the work surface with taps over, integrated dishwasher and Bosch washer/dryer below, Neff four ring gas hob also inset to the work surface with built in Neff double oven, integrated fridge freezer, tiling in part to three walls, single radiator, ceiling light points and power points. Solid wooden door giving access into the:

Sitting/Dining Room
Parquet wooden Herringbone flooring, double radiators, panoramic sea views out towards the Isle of Wight, the Needles and the Solent. Double glazed door providing access onto the:

Enclosed Balcony:
Of double glazed construction, double glazed

window with stunning vistas out towards the Isle of Wight and the Needles.

Principal Bedroom:
Double glazed UPVC window to the rear, double door fitted wardrobes with three fitted drawers and shelving above, single radiator, ceiling light points and power points.

Bedroom Two:
Double bedroom with fitted double wardrobes, double glazed window to the side, ceiling light point, power points.

Family Bathroom:
Matching suit comprising of low level WC, panelled bath with shower attachment over, vanity wash hand basin with cupboard below, wall mounted linen cupboard housing the Worcester boiler, part tiled walls and ladder style radiator.

Outside:
The property is maintained with well-kept communal gardens to the front of the apartment block with access out onto the cliff top. Including residents parking and garage.

ALL ABOUT MILFORD ON SEA

Milford on Sea is a vibrant coastal village with a heart, all amenities surround the village green. It offers a wide array of restaurants, pubs, cafes, and shops. The local amenities include a village veg, butcher with special b-b-q selection, medical centre, other essentials shops and great smiles, dental surgery. Throughout the year, the village green hosts numerous events such as an Arts & Music Festival, Plant Sale, Dog Show, and Christmas& Carole Light Service on the first Friday of December. The Community Centre and

the village's four churches also run active clubs year-round.

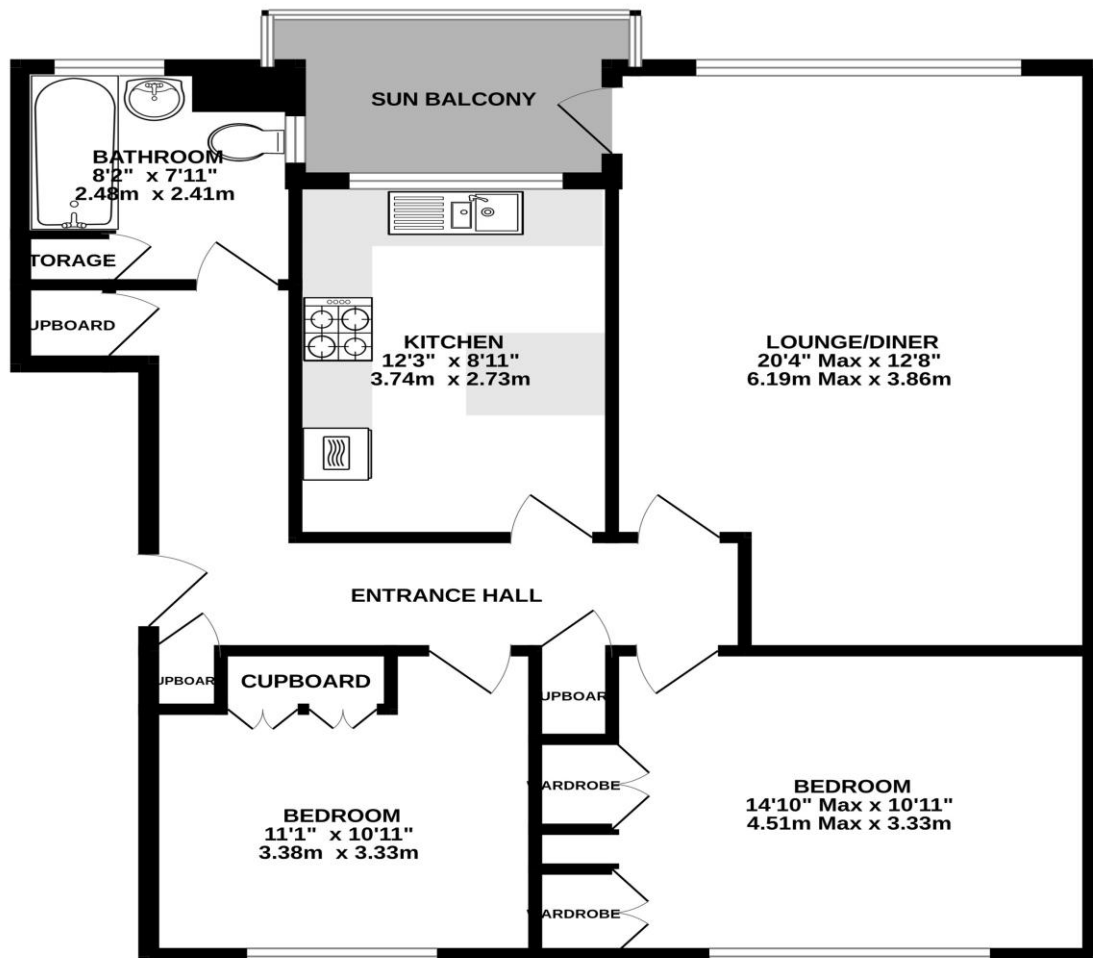
Magic Milford also has to offer the benefit of scenic walks, with breath taking views of the Isle of Wight, the Needles, Christchurch Bay and Hengistbury Head. For nature enthusiasts, one can enjoy forest walks through the Pleasure Grounds and Studland Common, both local nature reserves, backing onto the nearby Shorefield Holiday Park facilitating its own indoor and outdoor swimming pool, gym, bar and restaurant.

Just a short drive away is the New Forest National Park. This substantial Park offers unspoiled woodland, heathland, and river valleys, where multiple species of wildlife including Ponies and Cattle roam freely. The New Forest is ideal for walking, cycling, and horse riding in a car-free environment.

The Georgian town of Lymington is only 3 miles from Milford, in addition to the nearby town of New Milton which offers not only local shops, comprehensive and private schooling and supermarket, but a Rail Station providing fast services direct to London Waterloo. Bournemouth town and the City of Southampton, 18 Miles from Milford on Sea, both obtain airports offering convenient access for domestic and international flights.



FIRST FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Ref: MOS25054
Tenure: Share of Freehold
Service Charge: £550 per quarter.
Council Tax Band: D
Heating: Worcester gas boiler
Broadband: For supplier and speed we refer to Ofcom
Coastal Erosion Management in your Area- Gov.uk
All figures that are shown were correct at the time of printing.

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