



MANDERLEY, MILFORD ON SEA
£500,000 LEASEHOLD

AN APPEALING TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT WITH MAGNIFICENT AND UNINTERRUPTED PANORAMIC SEA VIEWS OVER THE SOLENT, ISLE OF WIGHT AND NEEDLES, CHRISTCHURCH BAY AND THE PURBECKS, WHILST BEEN JUST A SHORT WALK FROM THE VILLAGE CENTRE.

Milford on Sea | 01590 642641 |



DESCRIPTION:

A covered entrance porch leads into the communal hallway with stairs that lead to first floor and in turn a solid wooden front door to the flat, which leads to the:

Entrance Hallway

Single door built in cloaks cupboard with hanging rail and shelving. Further double doored cupboard housing the electric meter and fuse board. Further recessed built in shelving space and bookshelf. Large built in airing cupboard, housing the hot water cylinder and immersion heater, as well as plenty of shelving and storage. Doors off to all accommodation, including obscure glazed door with adjacent obscure glazed feature window which leads to the:

Sitting/Dining Room

A spacious and versatile L-Shaped room, with the sitting area incorporating a full height double glazed picture window with

magnificent uninterrupted views over The Solent, Isle of Wight and Needles, as well as a westerly aspect towards Christchurch Bay and The Purbecks. Wall-mounted electric fire. The dining space once again enjoys beautiful views with double glazed sliding patio doors leading out onto the south-facing balcony with glass and metal framed balustrade, as well as outside lighting. The rear wall of the room is currently being utilised as a study space and adequately accommodates a desk and extensive storage. A door from the dining area leads to the

Kitchen Breakfast Room

Laminate wooden work surface in part to four walls, with a range of base and drawer units below and matching wall-mounted units above. One and a half bowled sink inset to the work surface. Neff four-ringed gas hob with extractor fan above. Integrally fitted Siemens electric oven and grill, with adjacent larder style cupboard. Space for upright fridge freezer.

Space and plumbing for washing machine and tumble dryer. Wall-mounted Worcester boiler. Vinyl flooring and tiled walls. The kitchen is a triple aspect room, with a double glazed window to the front, and easterly facing window over the balcony and a further window above the sink facing west, all once again affording excellent views and allowing in plenty of natural light.

Door from the entrance hallway leads to

Bedroom One

A spacious double room with double glazed window to the rear and built in double wardrobe.

En Suite Shower Room

Walk in shower cubicle with wall mounted shower attachment over. Fitted cupboards incorporating the sink with Victorian style taps and a low level W/C with concealed cistern. Tiling to all visible wall space. Stainless steel ladder style radiator. Obscure double glazed window to the side.



Bedroom Two

Another spacious room with double glazed window to the rear. Built in walk in wardrobe with shelving and further storage.

Family Bathroom

Matching Sanitan suite comprising low level W/C, pedestal wash hand basin with fitted double mirrored cupboard above, and panelled bath with mono tap above and hand held shower attachment over. Tiling to all visible wall space. Obscure double glazed window to the side.

Outside

The property enjoys the benefit of a well maintained communal lawn area to the front, bordered by brick walling and an iron gate overlooking the bowling green and seafront, whilst the rear boasts plentiful communal parking as well as the nearby garage block where the property has an allocated garage.

The property is situated in an enviable spot in Milford on Sea, enjoying a unique combination of far reaching views whilst still being situated within close walking distance of the Village Green and all of its brilliant amenities. Scenic strolls across the cliff top and wooded walks through the Danestream nature reserve are all within easy reach from this fabulous apartment.

Maintenance Charge: £350 per quarter

Ground Rent: £25 per annum

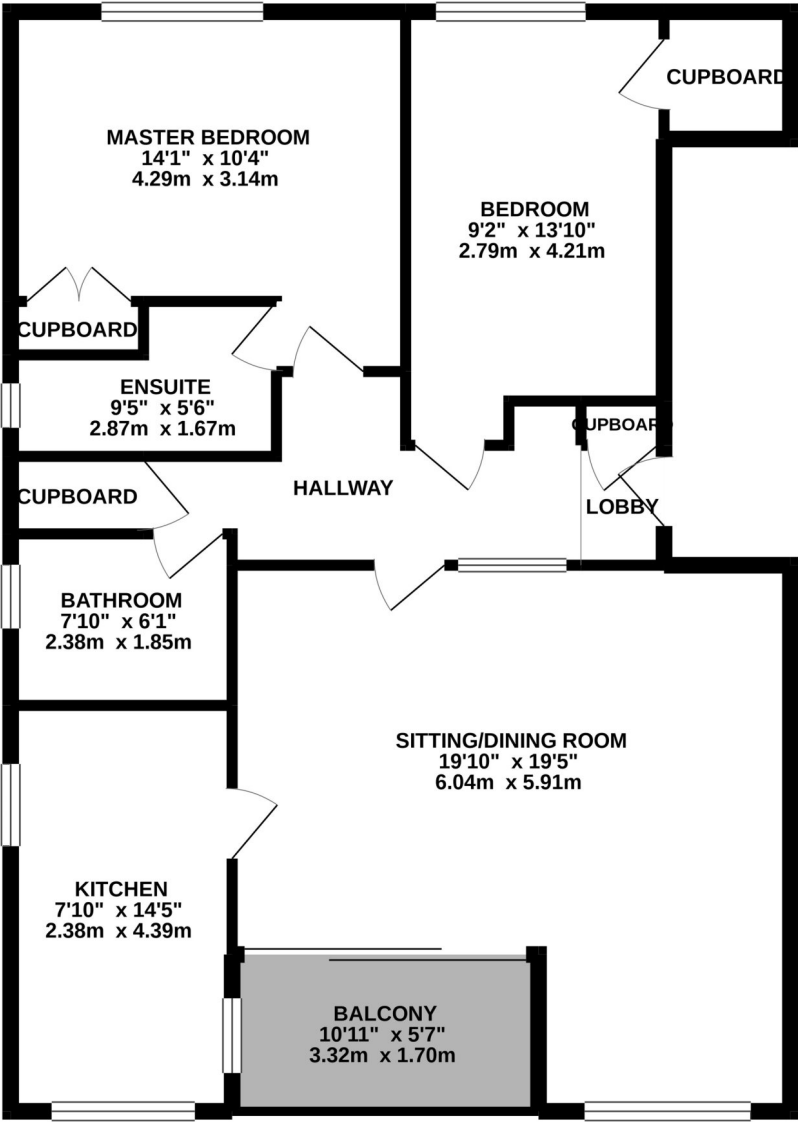
Lease 999 years from 1977

Train Station - 3.7 miles (New Milton)

International Airports - 13 miles (Bournemouth) 19 miles (Southampton)

Isle of Wight - 3.4 miles (Isle of Wight Ferry)

GROUND FLOOR
955 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.8 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.

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.

