



**MILFORD COURT, MILFORD ON SEA**  
**£550,000 SHARE OF FREEHOLD**

**A COMPLETELY UPDATED AND EXTENDED  
PROPERTY SET WITHIN MOMENTS OF THE VILLAGE  
GREEN AND LOCAL SHOPS.**

**Milford on Sea | 01590 642641 |**





## DESCRIPTION:

### The Approach

Patio path, outside courtesy light and covered entrance porch with part wooden and obscured multi glazed front door provides access to the:

### Enclosed Entrance Porch

Smooth ceiling with ceiling light point, quarry tiled flooring and further part wooden multi, double glazed front door leads to the:

### Entrance Hallway

Coved and smooth plastered ceiling with ceiling light point. Dog leg stairs to first floor landing and accommodation, with single door under stair storage cupboard. Single radiator, marble tiled flooring, wall mounted heating thermostat. Further single door, built in cloaks cupboard with wall mounted Valliant gas heating and hot water boiler, adjacent wall mounted electric fuse board and gas metre, power points and telephone points. Doors off to all ground floor accommodation, including door to the:

### Cloakroom

Coved and smooth plastered ceiling, with ceiling light point. Part wooden and obscure single glazed window to the side. Matching suite comprising of low

level W/C with concealed cistern. Wall mounted wash hand basin, with mono taps over. Further wall mounted stainless steel ladder style radiator. Wall mounted light and shaver point with further part tiled walls and Marble tiled flooring.

Part wooden and multi glazed double wooden doors from hallway provide access to the:

### Sitting Room 20'8 X 13'10

Ornately coved and smooth plastered ceiling, two double glazed windows to the front, double radiator. Ornate fire surround with marble inset. Television aerial point, two wall light points and power points. With further part wooden and multi glazed double doors lead in turn to the:

### Dining Room 12'2 X 11'7

Ornately coved and smooth plastered ceiling, with ceiling light point, double glazed sliding patio doors giving access to the rear sun lounge. Double radiator, power points with further double door serving hatch. Door leading to the:

### Kitchen/ Breakfast Room 20'1 X 9'8 Narrowing To 7' In Breakfast Area.

Coved and smooth plastered ceiling with inset ceiling spotlights. Further inset double glazed Velux window to the rear and further double glazed window to the

side with adjacent double glazed door again leading to the large sun lounge. Ceramic tiled flooring, marble affect work surface in part to three walls with a full range of Shaker style base and drawer units below with matching wall units over, one and a half bowled sink inset to work surface with mono taps above. Integrally fitted Bosh dishwasher with matching larder style unit incorporating a Bosch electric oven, four ringed Halogen hob inset to work surface with fitted Neff extractor fan and light above. Space for upright American style fridge freezer with further space and plumbing for washing machine. Wall mounted television aerial point and power points.

### Sun Lounge 12'10 X 9'4

Part brick and double glazed construction set under a pitched clear glazed roof, with double glazed window to the rear and adjacent door with leads out onto the rear garden and patio area. The sun lounge and has the benefit of both power and lighting with three wall mounted light points.

Stairs from the entrance hallway provide access to the:

### First Floor Landing

Coved and smooth plastered ceiling with ceiling light point. Obscure double glazed window to the side. Single door built in airing cupboard housing the



Valliant hot water cylinder with emersion tank and slat shelving for storage. Double radiator and power points. Doors off to all first floor accommodation including door to the:

#### **Master Bedroom Suite 15'10 X 10'10 MAX**

Coved and smooth plastered ceiling with ceiling light point, two double glazed windows to the rear, two sliding door built in wardrobes both hanging rail and separate storage space. Double radiator, television aerial point and power points with further door off to the:

#### **En-Suite Shower Room**

Coved and small plastered ceiling with inset ceiling spot lighting and extractor fan. Obscure double glazed window to the rear. Matching suite comprising of low level W/C with concealed cistern and vanity wash hand basin with mono taps over and fitted double cupboard below. Marble worktop with further fitted medicine cabinet, mirror and lighting. Walk in shower cubicle with wall mounted electric shower and hand shower. Ceramic tiled flooring with further wall mounted stainless steel ladder style radiator.

#### **Bedroom Two 12'10 X 12'5**

Coved and smooth plastered ceiling with ceiling light point, two double glazed windows to the front. Double door built in wardrobes with both hanging rail and separate storage space. Single radiator, television aerial point and power points.

#### **Bedroom Three 12'6 X 9'1**

Coved and smooth plastered ceiling with ceiling light point. Double glazed window to the front, double door built in wardrobe with hanging rail and separate storage space. Single radiator, television aerial point and power points.

#### **Family bath and shower room 9'2 X 8'7 MAX**

Coved and smooth plastered ceiling with inset ceiling spotlights further inset skylight for additional light. Inset loft hatch giving access to the roof space and storage area. Matching suite comprising of low level W/C, vanity wash hand basin with mono taps and fitted double cupboard below. Corner shower cubicle with wall mounted electric shower and curved and tiled with central mono taps and shower attachment. Wall mounted stainless steel radiator, ceramic tiled flooring with further tiling to all visible wall space.

#### **Outside**

The front of the property is accessed via a patio path which leads directly to the front door. The remainder of the front has been mainly laid to lawn whilst surrounded by earth dug boarders containing an array of mature plants and shrubs.

#### **Rear Garden**

The rear garden is a particular feature of the property and is enclosed to both sides and rear by brick walling. The rear garden has been professionally landscaped and has been laid mainly to paving for ease of maintenance, again, while undispersed by earth dug boarders whilst containing an array of mature shrubs and bushes. There is a small wooden shed to the rear of the property, outside security lighting and a wrought iron gate which leads directly to the:

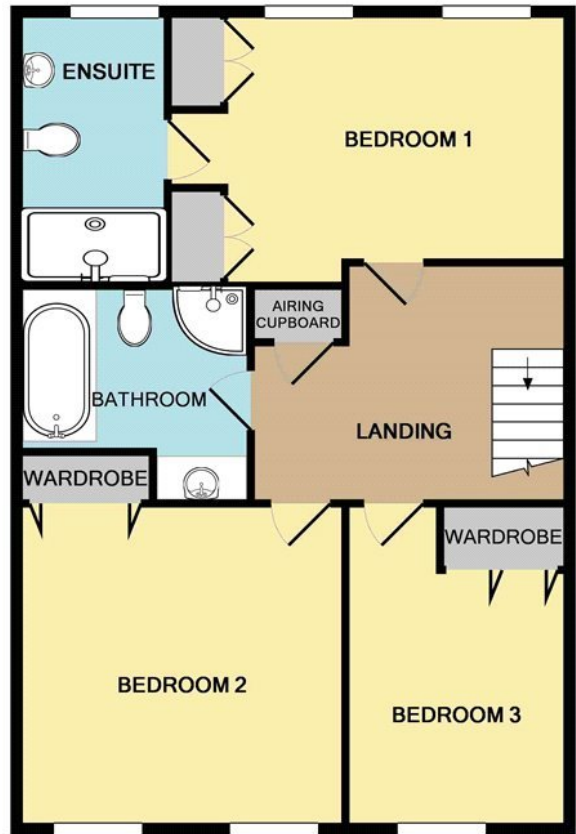
#### **Garage**

The garage is accessed via and metal up and over door and is set in a nearby block.





GROUND FLOOR  
APPROX. FLOOR  
AREA 80.6 SQ.M.  
(868 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 65.5 SQ.M.  
(705 SQ.FT.)

FLOOR PLAN CREATED BY WINKWORTH ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 146.2 SQ.M. (1573 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
<b>A</b> (92-100)	
<b>B</b> (81-91)	83
<b>C</b> (69-80)	71
<b>D</b> (55-68)	
<b>E</b> (39-54)	
<b>F</b> (21-38)	
<b>G</b> (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC