



**HENLEY COURT, MILFORD ON SEA
£495,000 SHARE OF FREEHOLD**

A SPACIOUS AND BRIGHT TWO BEDROOM, TWO BATHROOM GROUND FLOOR SEAFRONT FLAT WITH VIEWS OF THE SOLENT, ISLE OF WIGHT AND NEEDLES. THE PROPERTY ENJOYS IMMEDIATE BEACH ACCESS AS WELL AS BEING A SHORT LEVEL WALK TO THE VILLAGE GREEN.

Milford on Sea | 01590 642641 |



DESCRIPTION:

Part glazed and wooden front door with intercom system provides access to the communal entrance hallway and in turn leads to the solid wooden front door for the property which provides access to the

Entrance Hallway

Two large double storage cupboards, both with hanging rails and separate storage, as well as further storage cupboards above. A part glazed and wooden door then leads to the

Internal Hallway

Wall mounted intercom phone system. Large airing cupboard, housing the hot water cylinder and providing plentiful storage. Doors off to all accommodation, including door to the

Sitting/Dining Room

A large and bright south-facing L-shaped room afforded plenty of natural light from a double glazed window in the dining area, as well as a large sliding patio door from the sitting room leads in turn to the sun room with views of The Solent, Isle of Wight and Needles. The sitting room also has a recessed bookshelf area, whilst the dining area, accessed via a plastered archway, has a serving hatch through into the kitchen.

Sun Room

The double aspect south-facing sun room incorporates a sliding double glazed patio door with side screens, and provides immediate access onto the beach, as well as a large double glazed window to the side facing west. There is a further brick built and wooden bench top

which allows for further storage. Vinyl flooring.

Kitchen

Rolled edge work surface in part to three walls, with a range of base and drawer units below and matching wall mounted units over. One and half bowl sink inset to the work surface. Space and plumbing for washing machine and tumble dryer. Space for upright fridge freezer. Larder style unit incorporating and eye level electric oven and grill. Wall mounted Potterton boiler. Double glazed window to the side. Tiled walls.

Bedroom One

Dual aspect room with a double glazed window out to the side and a larger double glazed window to the rear. Built in sliding door double wardrobe with hanging rail and further storage above.



En Suite

Matching suite, comprising low level W/C, vanity wash hand basin with fitted double cupboard below and walk in shower cubicle with a wall-mounted Mira electric shower. Obscure double glazed window to the side. Tiling to all visible wall space.

Bedroom Two

Double glazed window the rear. Single door built in storage cupboard house the fuse board and electric meter with further hanging rail and storage above.

Family Bathroom

Matching suite comprising low level W/C with concealed cistern, pedestal wash hand basin and tiled bath with mono tap and Mira electric shower attachment over. Stainless steel ladder style radiator. Obscure double glazed window to the side. Tiling to all visible wall space.

Outside

The property is accessed via a tarmac driveway and leads to a communal parking area and garage block, where the single garage for the property is found. The well maintained gardens incorporate communal lawn areas, as well as patio and seating.

Maintenance Charge: £325 per quarter to include communal gardening, buildings insurance, window cleaning and communal lighting.

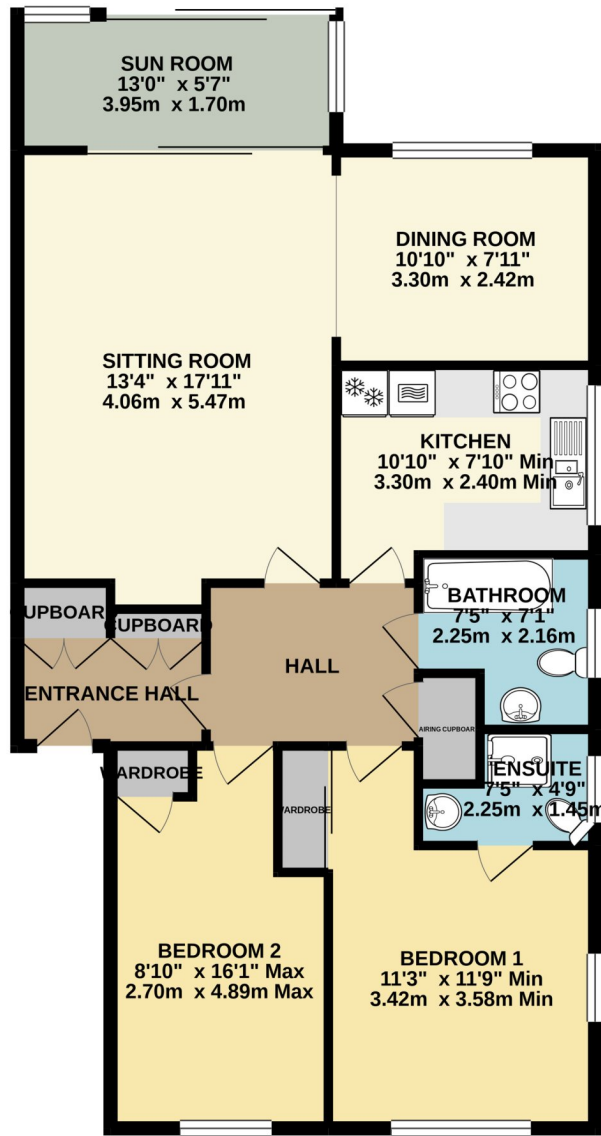
Lease 963 years with a share of freehold

Train Station – 3.7 miles (New Milton)

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

Isle of Wight – 3.4 miles (Ferry Port)

GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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.
Made with Metropix ©2021

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.

