



**SHORE CLOSE, GUIDE PRICE £300,000, LEASEHOLD, EPC – C**

**A SUPERB FIRST FLOOR MAISONETTE WITH BALCONY, TWO DOUBLE BEDROOMS, OFF ROAD PARKING AND SINGLE GARAGE. SET ONE ROAD BACK FROM THE SEA FRONT WITH SOUTHERLY FACING BALCONY, ENJOYING SEA VIEWS OF THE ISLE OF WIGHT AND NEEDLES.**

Milford on Sea | 01590 642641

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## DESCRIPTION:

### Approach:

Patio area with matching steps, a wrought iron balustrading providing access to the UPVC obscure double glazed front door with matching side screen and an outside courtesy light.

### Entrance Hallway:

Natural wooden flooring, an obscure double glazed window to the side, a dummy cupboard housing the electric meter and a cloakroom style storage area. Dog leg stairs providing access to the:

### First Floor Landing:

Double glazed window to the side enjoying views out towards the Isle of Wight and The Needles, loft hatch giving access to your own private loft space, a single radiator and a double door built-in cloak cupboard with hanging rail and separate storage space above. Doors off to all First Floor accommodation including door to:

### Kitchen/Breakfast Room:

Two double glazed windows to the front, block work surface in part to 3 walls with shaker style base and drawer units below

and further matching wall mounted units over including two glazed display cabinets, a sunken sink with mono taps over, four ring gas hob set to the work surface with extractor fan and light above and matching electric oven below. A wall mounted gas heating and hot water boiler, space for upright fridge freezer, an integrity fitted washing machine and adjacent integrity fitted dishwasher, a single radiator and part tiled walls.

### Sitting Room/Principle Bedroom

Double glazed window to the rear overlooking the garden, a double radiator, a television aerial point and power points.

### Bedroom Two:

Double glazed window to the rear overlooking the garden, a single radiator and power points.

### Bedroom Three: used as Sitting Room:

Dual aspect room with double glazed the window to the rear and further double glazed double opening patio doors which give access out onto the south facing patio with views out

towards the Isle of Wight and The Needles. There is a paved patio area which is enclosed to both sides and front with metal railing and toughened glass enjoying a delightful outlook over the gardens and Sea, a single radiator, television aerial points and power points.

### Family Bathroom:

Obscure double glazed window to the front, a matching suite comprising of low-level WC, a vanity wash hand basin with mono taps over with fitted cupboards and drawers below, a panel bath with mono taps and shower attachment, solid wooden flooring, a wall mounted ladder style radiator and part tiled walls.

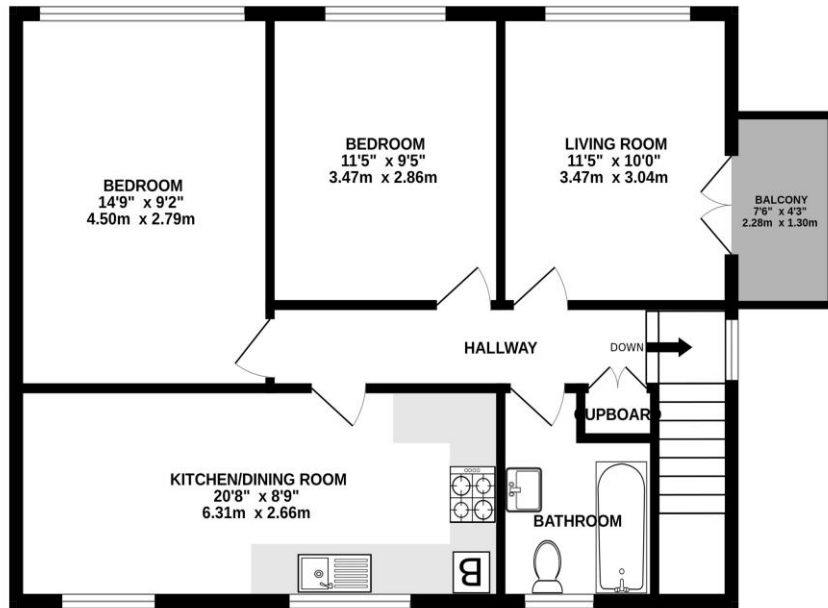
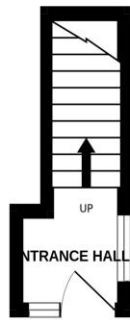
### Outside:

There is plenty of outside space which have been laid mainly to lawn whilst surrounded by earth dug borders containing an array of mature shrubs and bushes. There's a driveway which leads down to a private car parking space and garage, number seven has its own parking space as well as a single garage which is accessed via a metal up and over door.



GROUND FLOOR  
17 sq.m. (1.6 sq.m.) approx.

1ST FLOOR  
734 sq.m. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

**Property Ref:** MOS240042

**Water Supplier:** Southern Water

**Supplier Heating:** Gas Central - Viessman

**Electricity Supplier:** Obo

**Broadband:** Sky supplier & speed we refer you to Offcom.

**Coastal Erosion Management in your Area-** Gov.uk

**Tenure:** Leasehold  
**Term:** 999 years from 2011  
**Service Charge:** £836 per annum (subject to increase)  
**Ground Rent:** £0 25% freehold owner therefore no fee  
**Council Tax Band:** C  
 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.

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