



THE ORCHARD, GUIDE PRICE £700,000, FREEHOLD, NO FORWARD CHAIN

THIS IMMACULATELY PRESENTED THREE-BEDROOM, TWO-BATHROOM END-TERRACE TOWNHOUSE HAS BEEN EXTENSIVELY RENOVATED TO A HIGH STANDARD, OFFERING A MODERN, MOVE-IN-READY HOME. KEY UPGRADES INCLUDE THE REMOVAL OF ARTEX CEILINGS AND OUTDATED BATHROOM TILES, MAKING IT THE ONLY ASBESTOS-FREE PROPERTY IN THE ORCHARD. THE HOME FEATURES A NEWLY FITTED COMBI CENTRAL HEATING SYSTEM, ENHANCED CEILING AND FLOOR INSULATION, AND MODERN, STYLISH INTERIORS THROUGHOUT. THE SPACIOUS OPEN-PLAN LIVING AREA IS BATHED IN NATURAL LIGHT, WITH A CONTEMPORARY KITCHEN AND SEAMLESS ACCESS TO A PRIVATE SOUTH-WEST FACING GARDEN WITH A PATIO FOR ALFRESCO DINING. UPSTAIRS, THE PRINCIPAL BEDROOM BENEFITS FROM A NEWLY INSTALLED ENSUITE, ALONG WITH TWO FURTHER WELL-APPOINTED BEDROOMS AND A CONTEMPORARY FAMILY SHOWER-ROOM. EXTERNALLY, THE GARAGE HAS BEEN FULLY RENOVATED WITH A NEW ROOF AND CEILING BOARDS. LOCATED IN A QUIET CORNER OF THE ORCHARD, JUST A SHORT WALK FROM THE VILLAGE CENTRE AND SEAFRONT, THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND PRESENTS A RARE OPPORTUNITY TO PURCHASE A STYLISH, LOW-MAINTENANCE HOME IN A SOUGHT-AFTER LOCATION.

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DESCRIPTION:

This immaculately presented three-bedroom, two-bathroom end-terrace townhouse offers an exceptional opportunity to own a modern, move-in-ready home. Only ever used as a holiday home by the current owners, the property has been tastefully renovated to a superior standard, with no detail overlooked in its refurbishment. Among the many upgrades, the property has benefited from the removal of Artex ceilings and outdated bathroom floor tiles, making Number 16 the only Asbestos-free house in The Orchard. The home has also been fitted with a new combi central heating system, while comprehensive ceiling and flooring insulation ensure excellent energy efficiency throughout. The spacious, open-plan living area is flooded with natural light, creating a welcoming and airy environment. The modern, newly-fitted kitchen is both functional and stylish, perfectly complementing the free-flowing layout ideal for both family living and entertaining. The ground floor also benefits from seamless access to a south-westerly aspect garden, with a charming patio area that offers a perfect spot for alfresco dining. Upstairs, the property offers a generously sized principal bedroom with newly installed ensuite bathroom, a further two bedrooms all finished to a high standard, along with an additional contemporary family shower-room, offering both luxury and practicality. Externally, the garage has been completely renovated this year, featuring a new felt roof, ceiling boards, and offering excellent storage or parking options. Positioned in a quiet and tucked-away corner of The Orchard, the property is situated in a very sought after area, just a short walk to the seafront, the village centre and all its amenities. Offered with no onward chain, this meticulously refurbished townhouse is ready for immediate occupancy, providing an excellent opportunity for anyone seeking a stylish and low-maintenance home in a highly desirable location.





Approach:
 Covered entrance porch with quarry tiled step, a wall mounted gas meter with adjacent wall mounted electric meter, an outside courtesy light and a solid wooden front door providing access to the:

Entrance Hallway:
 Oiled oak wooden flooring with matching stairs to first floor landing accommodation. Clear glazed window into the sitting room for borrowed lights, wall mounted Reina brushed stainless steel radiator and telephone point. A part wooden and glazed door to the sitting room with further door to the:

Cloakroom:
 Newly installed plumbing system, obscure double glazed window to the side, a matching suite comprising of low-level WC and vanity wash hand basin with mono taps over and fitted double cupboard below, oiled oak wooden flooring, a wall mounted shelving for shoes and storage and a further wall mounted ladder style radiator.

Sitting Room:
 Georgian style double glazed bay window to the front with restoration of wooden window sill, oiled oak wooden flooring, two wall mounted Reina brushed stainless steel radiators, a single door under-stairs storage cupboard with its own automatic lighting, six dimmable LED Kundalini Nami wall lights, television aerial points and power points. Further access to the:

Open Plan Kitchen/Breakfast Dining Area

Breakfast/Dining Area:
 Double glazed sliding patio doors giving access out onto the rear garden and patio area, oiled oak wooden flooring and a wall mounted Reina brushed stainless steel radiator. A further plastered archway to the:

Kitchen:
 Double glazed sliding patio doors giving access out onto the rear garden and patio area, oiled oak wooden flooring, Italian Caesar stone slimline quartz worktop in part to two walls with a range of German Nolte frosted glass fronted base and draw units below with further matching Nolte wall mounted units over with remote controlled LED strip lighting, antique silver mirrored splashback. A four ringed Bosch hob inset to the work surface with fitted Miele extractor fan and light above, a matching Bosch electric oven below, integrated Miele dishwasher, integrated Bosch washing machine with further integrated Bauknecht tumble dryer. A matching larder style unit incorporating a Bosch fridge freezer, a wall mounted Reina brushed stainless steel radiator.
 Stairs from the Entrance Hallway provide access to the:

Outside:
 The front of the property is accessed via a patio path with a lawn area to both sides with earth dug borders containing mature shrubs and bushes.

Rear Garden:
 The rear garden is south westerly facing and is enclosed to two sides by brick built walling and to one side by timber fencing with a wooden courtesy gate at the back giving access out onto the back of the property and into the garages. The back garden benefits from water and electricity supply and has been laid mainly to lawn with a shaped patio area direct to the back of the property- which is ideal for outside alfresco dining. It has borders to both sides and rear containing mature shrubs and bushes. The property includes a share of the spinney with mature trees offering a green surrounding to the neighbouring properties east of the Orchard.



First floor Landing:
Integral loft hatch with pulldown ladder. The loft space has been part boarded and has its own lighting, oiled oak wooden flooring and a single door built-in storage cupboard with shelving. Doors off to all first floor accommodation including door to the:

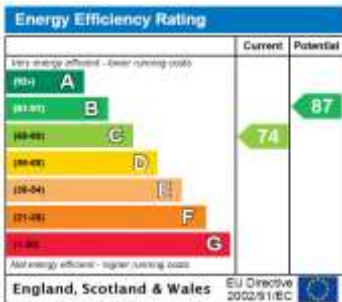
Principal Bedroom:
Two Georgian style double glazed windows to the rear, oiled oak wooden flooring, a double sliding door built-in wardrobe with hanging rail and storage space and a wall mounted Reina brushed stainless steel radiator.

Bedroom Two:
Georgian style double glazed window to the front, oiled oak wooden flooring, double sliding door built-in wardrobe with hanging rail and separate storage space and a wall mounted Reina brush stainless steel radiator. Door to the:

Ensuite Shower Room:
A newly installed plumbing system, ceiling spotlights with sky lighting, a matching suite comprising a low-level WC with hand basin with mono taps over and fitted double drawers below, a walk-in shower cubicle with wall mounted shower, newly fitted ceramic tiled flooring with matching wall tiles and a wall mounted ladder radiator.

Bedroom Three:
Georgian style double glazed window to the front, oiled oak wooden flooring, a single door built-in wardrobe with hanging rail and separate storage space above, a wall mounted Reina brushed stainless steel radiator.

Family Shower Room:
Ceiling spotlights with sky lighting, a matching suite comprising a low level WC with a hand basin with mono taps over and fitted double drawers below, a double shower cubicle with wall mounted shower, newly fitted ceramic tiled flooring with matching tiling in part to two walls and a wall mounted ladder style radiator.



Property Ref: MOS240074

Water Supplier: Southern Water

Heating: Worcester Combi Gas Boiler

Broadband: For supplier/speed we refer to Ofcom.

Coastal Erosion Management in your area- Gov.uk

Shown were correct at the time of printing

Council Tax Band- E EPC-C

Maintenance Charge: £495 per annum, covering cost of maintenance for front gardens, communal areas and The Spinney- a woodland owned by the residents of The Orchard.

Stamp Duty charges and online calculator:
www.gov.uk/stamp-duty-land-tax/residential-property-rates



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