



HIGH STREET, MILFORD ON SEA, £450,000.00 FREEHOLD

A RARE AND DISTINCTIVE OPPORTUNITY AWAITS WITH THIS UNIQUE FREEHOLD PROPERTY, OFFERING A BLEND OF CHARACTER, HISTORY, AND POTENTIAL. ATTACHED TO ONE SIDE OF THE RENOWNED SMUGGLERS PUB, THIS PROPERTY COMPRISES A FORMER BUTCHER'S SHOP ON THE GROUND FLOOR WITH MULTIPLE STORAGE AREAS, A COVERED COURTYARD, AND OFF-ROAD PARKING FOR TWO VEHICLES. ABOVE, A SPACIOUS THREE-BEDROOM MAISONETTE SPANS THE FIRST AND SECOND FLOORS, ACCESSED THROUGH ITS OWN PRIVATE ENTRANCE. WITH GENEROUS LIVING SPACES AND A SOUTH-FACING ROOF TERRACE IN NEED OF REPAIR, THIS HOME PRESENTS A FASCINATING OPPORTUNITY FOR RENOVATION AND MODERNISATION.

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DESCRIPTION:

Stepping through the iron-gate, a small covered porch welcomes you to the wooden entrance door, which opens into a useful entrance hallway. To one side, a storage cupboard—once an internal access point to the shop which now stands blocked off. A stairwell leads to the first-floor landing, where the heart of the home begins.

The kitchen and dining space exude potential, with an archway separating the two areas. The kitchen mainly tiled, though in need of updates, is equipped with a four-ring gas hob (currently not working), an integrated AEG oven, a freestanding dishwasher, and space for a fridge/freezer. In addition there is a boxed-in Worcester combi boiler, fitted in 2018 and sink and double glazed aluminium window above. Laminate flooring underfoot flows into the dining area with pantry-style cupboards provide additional storage, and an electric fireplace. Aluminium sliding doors

open onto the south facing roof terrace. This outdoor area, though in need of repairs, offers fantastic opportunity for outside space.

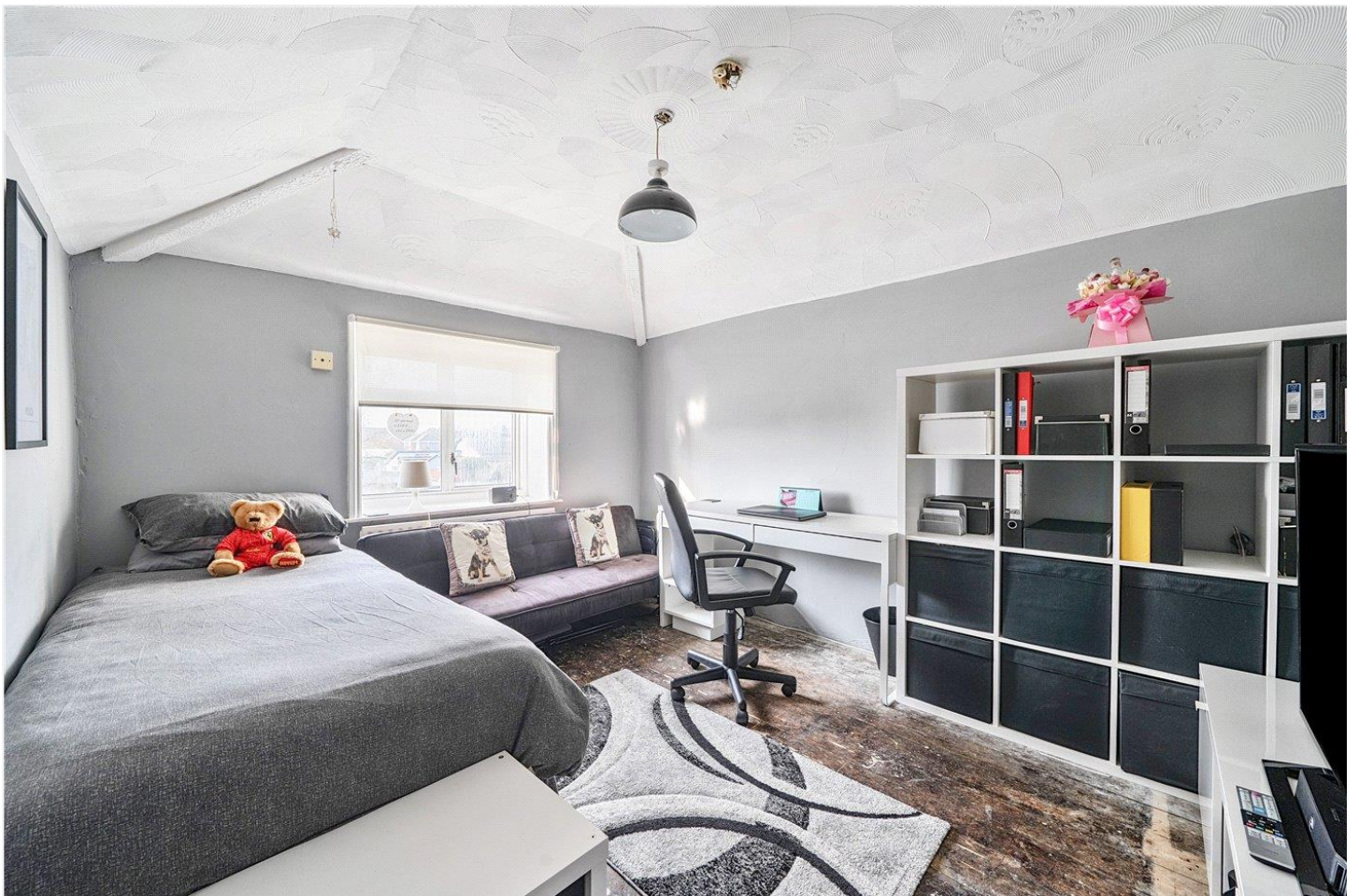
The living room, a well-proportioned and inviting space, enjoys a dual aspect with windows on two sides, allowing for a bright and airy feel. A chimney breast feature adds character, while the smooth ceilings and laminate flooring create a modern contrast.

Ascending to the second floor, three spacious double bedrooms await. The first bedroom, the largest of the three, benefits from built-in cupboards and overhead storage. A hidden shower, now out of use but still plumbed in, is concealed within a cupboard. A large radiator beneath the south-facing window ensures warmth, and laminate flooring runs throughout. The second bedroom is a generous double with a vaulted ceiling, laminate flooring, artex ceiling and

large built-in wardrobe, and north-facing aspect. The third bedroom, also a good-sized double, features partly painted floorboards and a vaulted ceiling, with its south-facing window, artex ceiling.

The bathroom, though functional, is in need of modernisation. It is well-sized and features a large corner bath with a shower above, a sink, bidet, and a toilet. An obscured window provides natural light while ensuring privacy.

Externally, the property offers two dedicated off-road parking spaces, a covered courtyard on the ground floor, and the south-facing roof terrace above.



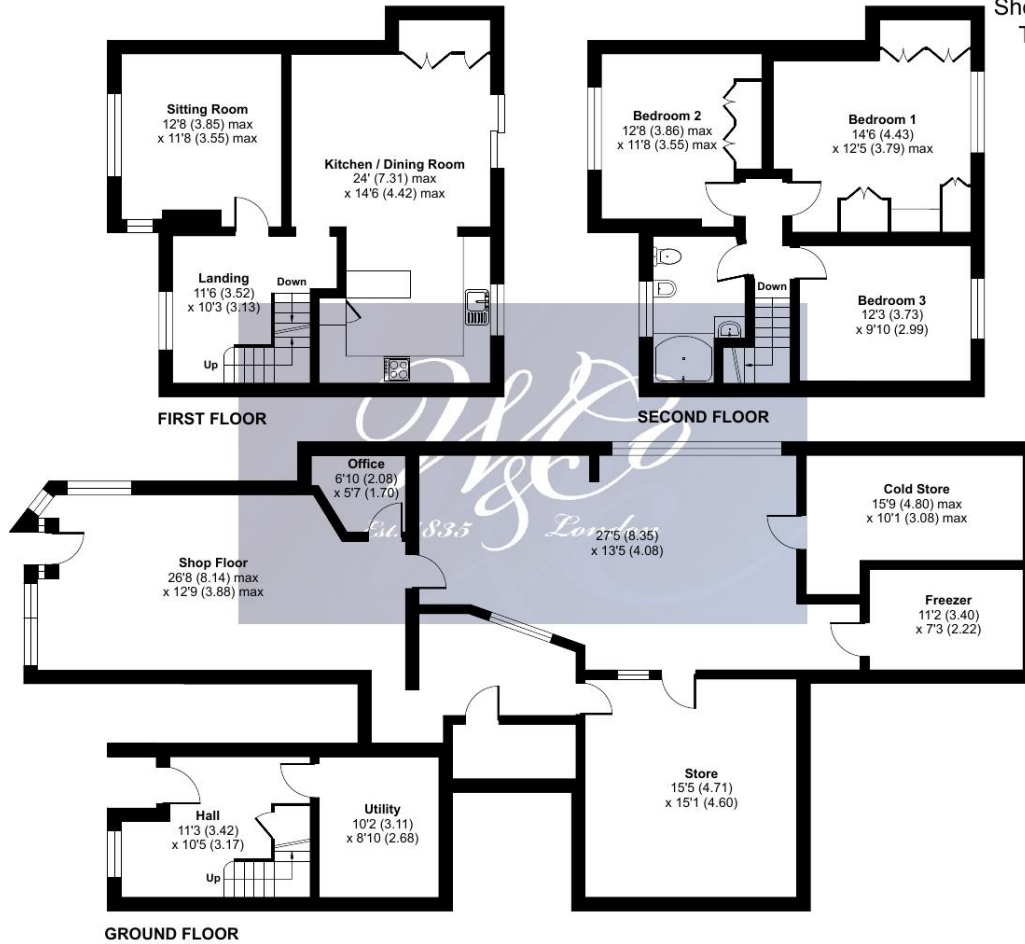
High Street, Milford On Sea, Lymington, SO41

Approximate Area = 1443 sq ft / 134 sq m

Shop = 1409 sq ft / 130.9 sq m

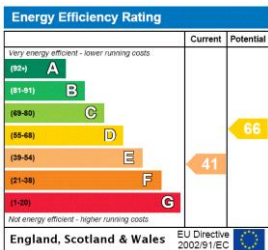
Total = 2852 sq ft / 265 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2025. Produced for ESH Estates Ltd (Winkworth). REF: 1256948

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.



Tenure: Freehold

Property Reference: MOS 250011

Utilities: All Mains Services

Council Tax Band:

Broadband: For Supplier & Speed, we refer to Ofcom

Coastal Erosion: Visit Gov.UK



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