



**WAYSIDE CLOSE, MILFORD ON SEA, £675,000 FREEHOLD**  
SET IN A SECLUDED LOCATION AND ACCESSED BY A SPACIOUS PRIVATE DRIVE WITH A TUCKED AWAY GARAGE AND ADDITIONAL CARPORT. THIS THREE BEDROOM, TWO BATHROOM, DETACHED CHALET STYLE HOUSE WITH A PEACEFUL REAR GARDEN, IS SITUATED WITHIN EASY WALKING DISTANCE OF THE VILLAGE CENTRE AND THE SEAFRONT.

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## DESCRIPTION:

### Approach

Covered entrance porch with outside courtesy light quarry tiled step, leading to an obscure double glazed front door with matching side screen giving access to the:

### Entrance Hallway

Stairs to first floor, landing and accommodation with single door under stairs storage cupboard, further single door built-in airing cupboard housing the hot water cylinder with slated shelving. Wall mounted heating thermostat, radiator and doors to the:

### Lounge/Dining Room

Triple aspect room with double glazed window to the front, two double glazed windows to the side and further double glazed sliding patio doors from the rear providing access into the sun lounge. Two double radiator, television, aerial points, power points, part wooden and multi glazed door from the dining area giving access to the:

### Kitchen/Breakfast Room

Modern fitted kitchen with quartz work surfaces with integrated appliances and utility area, 1 1/2 bowl, stainless steel sink, induction hob with fitted extractor fan and light above, incorporating an AEG electric double oven and microwave and power points. Plastered arch leading through to garden access:

### Utility Room

Dual aspect room with double glazed window to the rear, and further obscure double glazed door to the carport/storage area, marble work surface in part to one wall with 1 1/2 bowl sink insert with mono taps above, shaker style cupboard below and wall mounted cupboards over with space for an upright fridge/freezer, power points.

### Ground Floor Bedroom One/ Study

Double glazed window to the front, integral fold down double bed, double door built-in wardrobe with hanging rail and matching triple drawer pack to the side, double radiator, television aerial and power points.

### Ground Floor Shower Room

Obscure double glazed window to the side, matching suite comprising of low-level WC with concealed cistern, vanity wash hand basin with fitted cupboards below and walk-in shower cubicle with wall mounted shower, single radiator and tiling to all visible wall space.

### Rear Sun Lounge

Mainly double glazed construction and set under a sloping triple polyplex roof, double glazed sliding door from the side giving access out into the rear garden, ceramic tiled flooring.

Stairs from the entrance hallway provide access to the:

### First Floor Landing

Single door built in cupboard with both hanging rail and separate storage space, power points and doors off to all first floor accommodation including a door to:

### Bedroom Two

Dual aspect room with double glazed windows to both front and side, double door, built-in wardrobe with hanging rail, and adjacent single door with storage cupboard, eaves storage cupboard, double radiator, telephone point and power points.

### Bedroom Three

Dual aspect room with double glazed window to the front and further double glazed window to the side, single door built in eaves storage cupboard, double radiator, power points.

### First Floor Family Bathroom

Obscure double glazed double opening window to the rear, matching suite comprising of low-level WC with concealed cistern, vanity wash hand basin with mono taps over and fitted double cupboard below, a panelled bath with wall mounted electric shower over, single radiator and tiling to all visible wall space.

### Outside

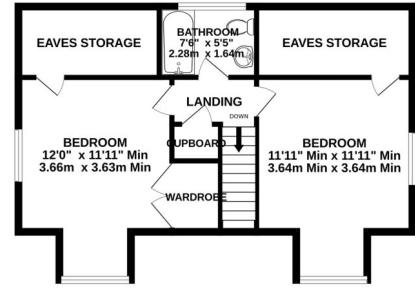
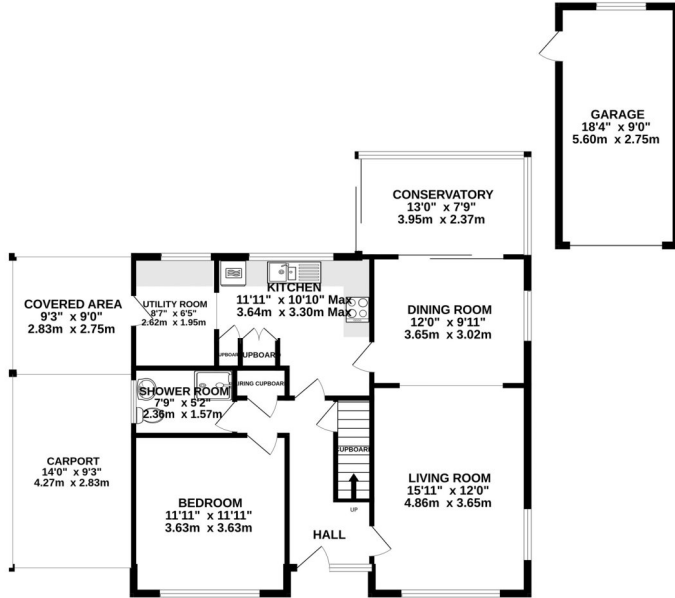
The property is located in a delightful corner spot. It is approached via a long sweeping tarmac drive which provides off-road parking and turning for numerous cars in the driveway which also leads to the:

### Detached Single Garage



GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.

1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1818 sq.ft. (168.9 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.

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**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-59) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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