



DEANS COURT, ASKING PRICE, £650,000 SHARE OF FREEHOLD

A WELL-PRESENTED TERRACED HOUSE OFFERING FLEXIBLE AND WELL-BALANCED ACCOMMODATION ARRANGED OVER TWO FLOORS, INCLUDING THREE BEDROOMS, TWO BATHROOMS, AN EXTENDED KITCHEN AND FAMILY SPACE, AND A SOUTH-FACING GARDEN. FURTHER BENEFITS INCLUDE A GARAGE AND A DOWNSTAIRS W/C.

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DESCRIPTION:

Accessed via an extra wide solid wooden door, the spacious entrance hallway, under-stairs storage housing the electric and gas meter as well as the fuseboard. There are smooth walls, textured ceilings, carpeted flooring. There is a cloakroom with a black tiled floor, white tiled walls, WC, sink, handrail, large mirror, and trio of spotlights.

The sitting room features smooth ceilings and walls, double-aspect double glazed windows, two radiators, an electric fireplace with a marble-effect surround, wall lights, and cream carpets. Double wooden doors with glass insets separate the sitting room from an additional dining space

The kitchen comprises a Howdens white soft-close kitchen with a mix of Amtico flooring and carpeted flooring. There is space for a fridge/freezer washing machine, dishwasher, and wine fridge. Integrated appliances include a John Lewis induction hob with an extractor fan and splashback, and a separate integrated John Lewis double oven. A Lamona sink with mixer tap.

The extension offers a bright additional reception area with two Velux windows (one opening via remote control), smooth ceilings and walls, fitted blinds, carpeted flooring, and double doors opening to the south-facing garden. Lighting is provided by spotlights on dimmers.

FIRST FLOOR

The first-floor landing provides access to three bedrooms and two bathrooms. A cupboard houses the Vaillant boiler and racked storage.

Bedroom one is the principal bedroom and is a

large dual aspect double room with smooth walls, a feature wall, coving, built-in wardrobes, cream carpets, textured ceiling, and double-glazed windows.

Bedroom two includes built-in wardrobes, a south-facing aspect over the rear garden, smooth walls, coving, and a textured ceiling.

Bedroom three is a further double room with a built-in cupboard, smooth walls, and coving.

The first bathroom features a double-length walk-in shower with chrome struts and a Grohe mains-fed shower, a floating Sonas sink, mirrored cabinet with light, heated towel rail, mainly tiled walls, Amtico flooring, obscured glazed window with fitted blinds, and spotlights.

The second bathroom includes a large double shower with a Grohe mains-fed system, built-in storage, a large mirror, vanity unit with Sottini sink and WC, heated towel rail, spotlights, textured ceiling, and a non-obscured glazed window with a fitted blind.

OUTSIDE

The south-facing rear garden is laid to patio and shingle with small planted sections and rear access. There is a small potting shed, a standard garden shed with power and lighting, and a garage located in a nearby block.

ALL ABOUT MILFORD ON SEA

Milford on Sea is a vibrant coastal village with a heart, all amenities surround the village green. It offers a wide array of restaurants, pubs, cafes, and shops. The local amenities include a village

veg, butcher with special b-b-q selection, medical centre, other essentials shops and great smiles, dental surgery. Throughout the year, the village green hosts numerous events such as an Arts & Music Festival, Plant Sale, Dog Show, and Christmas & Carole Light Service on the first Friday of December. The Community Centre and **the village's four churches also run active clubs year-round.**

Magic Milford also has to offer the benefit of scenic walks, with breath taking views of the Isle of Wight, the Needles, Christchurch Bay and Hengistbury Head. For nature enthusiasts, one can enjoy forest walks through the Pleasure Grounds and Studland Common, both local nature reserves, backing onto the nearby Shorefield Holiday Park facilitating its own indoor and outdoor swimming pool, gym, bar and restaurant.

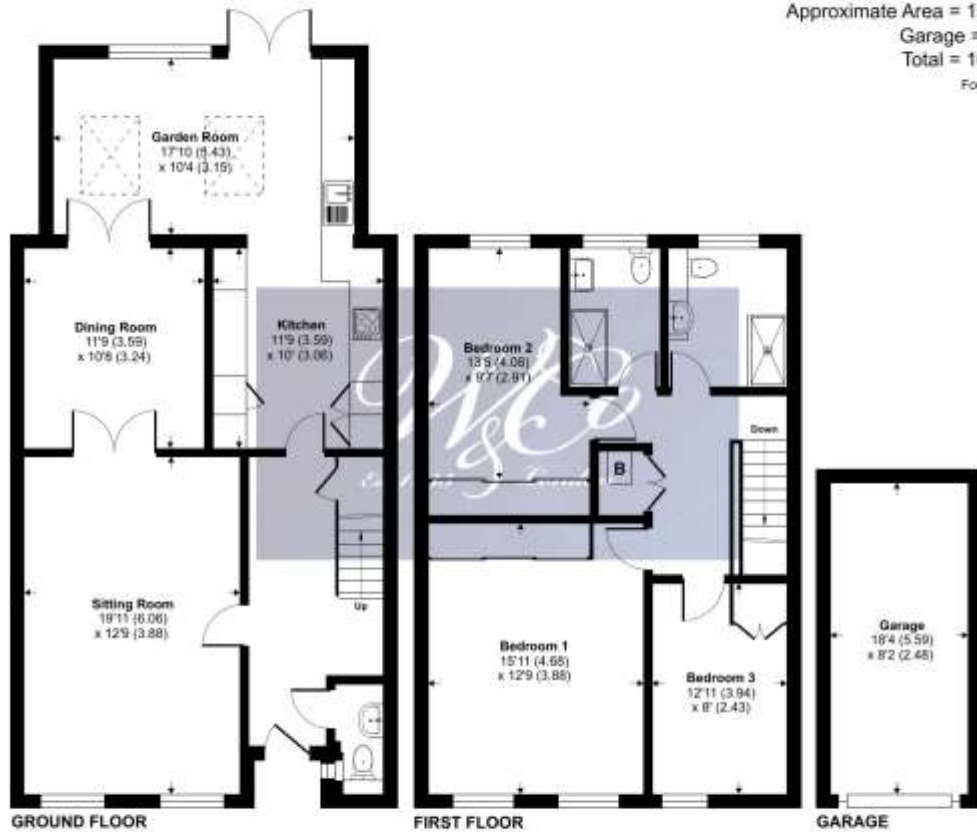
Just a short drive away is the New Forest National Park. This substantial Park offers unspoiled woodland, heathland, and river valleys, where multiple species of wildlife including Ponies and Cattle roam freely. The New Forest is ideal for walking, cycling, and horse riding in a car-free environment.

The Georgian town of Lymington is only 3 miles from Milford, in addition to the nearby town of New Milton which offers not only local shops, comprehensive and private schooling and supermarket, but a Rail Station providing fast services direct to London Waterloo. Bournemouth town and the City of Southampton, 18 Miles from Milford on Sea, both obtain airports offering convenient access for domestic and international flights.



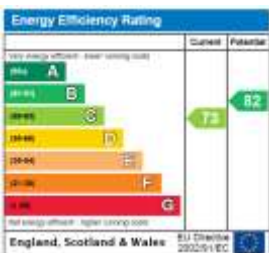
Deans Court, Milford On Sea, Lymington, SO41

Approximate Area = 1545 sq ft / 143.5 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1694 sq ft / 157.3 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). © redrecom 2025. Produced for ESH Estates Ltd (Winkworth). REF: 126425H

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: MOS250018
 Tenure: Share of Freehold
 Service Charge: TBC
 Council Tax Band: E
 Heating: Vaillant combi system boiler.
 Broadband: For supplier and speed we refer to Offcom.
 Coastal Erosion Management in your Area- Gov.uk
 All figures that are shown were correct at the time of printing.



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