



3 Hurst Court Victoria Road, Milford On Sea, Lymington, SO41 0NN

£375,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





3 Hurst Court Victoria Road, Milford On Sea, Lymington, Hampshire. SO41 0NN

£375,000

A beautifully presented two bedroom two bathroom second floor apartment overlooking the Cliff top. Southerly aspect from Sitting Room and sun Balcony with superb views across to the Isle of Wight.



COMMUNAL ENTRANCE DOOR

Communal entrance hall with security phone and stairs to all floors leading to the front door on the second floor.

ENTRANCE HALL

Central heating radiator, double door coats cupboard, linen cupboard with radiator, storage cupboard, ceiling light point and doors leading to:

SITTING ROOM/BEDROOM (18' 10" X 12' 7") OR (5.73M X 3.83M)

UPVC double glazed sliding patio doors leading to the Sun Balcony with a superb view of the Isle of Wight and Bournemouth Bay. Balustrade with chrome and glass insert. Further UPVC double glazed window, feature polished stone effect electric fireplace. TV point, central heating radiator.

DINING ROOM (12' 4" X 7' 1") OR (3.77M X 2.15M)

UPVC double glazed window overlooking the cliff top, Isle of Wight and Needs, central heating radiator, ceiling light point.

KITCHEN (13' 0" X 8' 11") OR (3.95M X 2.73M)

Well fitted kitchen with sink unit set into a work surface with base cupboard and drawer units, matching eye level cupboard units, integrated oven with a four ring electric hob over, integrated dishwasher and washing machine, space for upright fridge/freezer, breakfast bar, eye level cupboard housing wall mounted Worcester gas fired central heating boiler, radiator, ceiling light point, part tiled walls, dual aspect UPVC double glazed windows with views towards Bournemouth Bay.

BEDROOM 1 (15' 10" X 10' 6") OR (4.82M X 3.21M)

UPVC double glazed window with views to the Isle of Wight and cliff top, central heating radiator, double built in wardrobe.

BEDROOM 2 (12' 2" X 8' 11") OR (3.70M X 2.72M)

UPVC double glazed window, central heating radiator, double built-in wardrobe and door leading to:

EN SUITE (7' 7" X 3' 11") OR (2.30M X 1.20M)

Comprising shower, WC wash hand basin, tiled floor and walls, obscure UPVC double glazed window, central heating radiator.

BATHROOM (7' 8" X 5' 5") OR (2.34M X 1.65M)

Bath with fitted shower and shower screen, WC, vanity wash hand basin, tiled floor and walls, central heating radiator, obscure UPVC double glazed window.

OUTSIDE

Well kept communal gardens facing toward the Southerly cliff top with views of the Isle of Wight beyond. Hurst Court is access from Victoria Road with a Tarmac approach, ample casual parking.

GARAGE IN BLOCK

Garage situated in adjacent block.

LEASE

The residents own an equal share of the Freehold therefore no ground rent is payable.

MAINTENANCE

We are informed £470.00 per quarter to include outside maintenance, building insurance, cleaning of entrance hallway, windows and garden upkeep.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

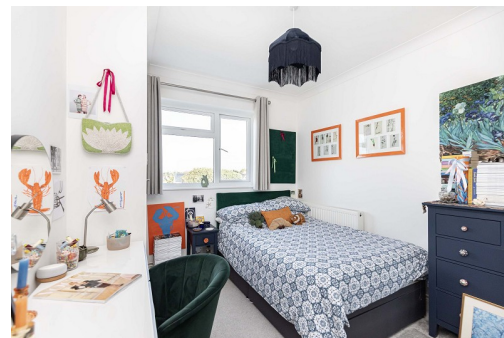
From Milford-on-Sea village centre, proceed in a Westerly direction to the cliff top (B3058) and shortly after passing the Westover Hall Hotel on the left, turn right into De La Warr Road and first left into Victoria Road. After a short distance the entrance to Hurst Court will be seen on the left-hand side where there is ample visitor parking.

PLEASE NOTE

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

The EPC rating for this property is band C.



TOP FLOOR
875 sq.ft. (81.3 sq.m.) approx.



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TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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