



MANOR ROAD, MILFORD ON SEA
£1,295,000 FREEHOLD



A characterful and extremely spacious three reception room, four bedroom / two bathroom detached period house, benefitting from a large south facing garden and two garages in this desirable location in the beautiful village of Milford on Sea.

Sitting Room

A lovely bright double aspect room with large bay window and door out onto garden, exposed beams, fireplace with brick hearth and surround flanked by cupboards with windows above. Views over the rear garden.

Dining Room

Another bright room with window and room out onto the garden, exposed beams and fireplace with brick hearth and surround flanked by cupboards with windows above.

Study

A double aspect room to the front of the property with fireplace.

Cloakroom

Low level W.C and wash hand basin with large area for coats cupboard.

Kitchen

Overlooking the front, with excellent range of wall and base units with granite work surface above, Bosh dishwasher, Neff gas hob and double oven, fridge and space and plumbing for washing machine.

Principal Bedroom

A bright double aspect room overlooking the rear garden, fireplace.

En suite Bathroom

A large room with suite comprising bath with shower attachment, low level W.C and was hand basin set in vanity unit.



Bedroom Two

Another double aspect room with fireplace and wash hand basin.

Bedroom Three

Double aspect room with fireplace and wash hand basin.

Bedroom Four

With window overlooking the rear garden and wash hand basin.

Family Bathroom

A large room with suite comprising separate shower cubicle, bath, low level W.C and wash hand basin with several cupboards below.



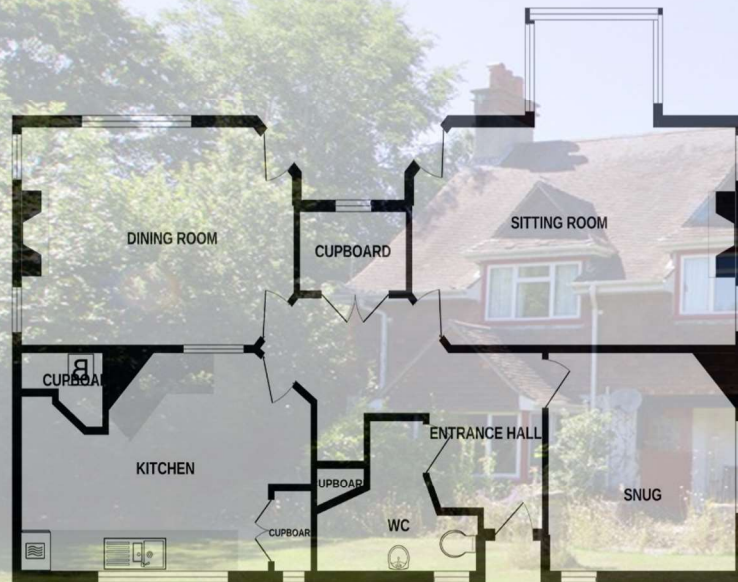
Outside

To the front of the property there is a single garage, as well as parking for two cars. There is then picket fencing with a pedestrian gate leading via a footpath to the front door, whilst the remainder of the front is well screened by mature trees and hedging.

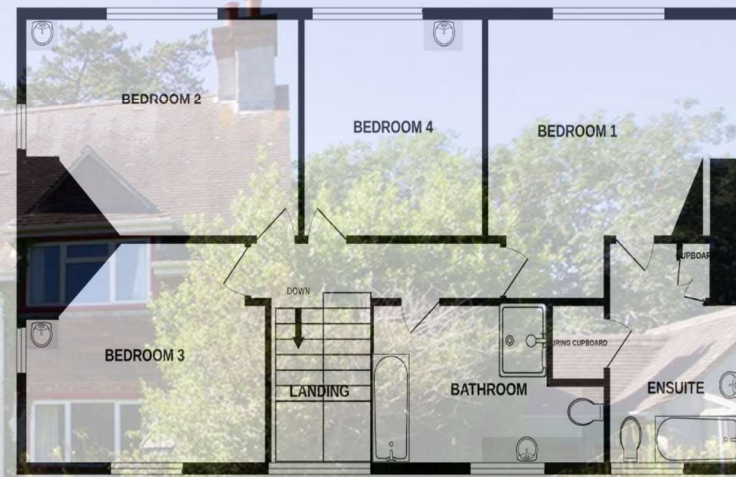
The large south facing rear garden is a particular feature of the property, being extremely private and bordered by trees and planted with mature plants and shrubs.



GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



FLOOR PLAN CREATED FOR WINKWORTH RENTALS

TOTAL FLOOR AREA : 1879 sq.ft. (174.6 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.

Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Milford on Sea | 01590 642641 |

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

