



PETTENGELLS
ESTATE AGENTS

4 Kivernell Place, Milford On Sea, Hampshire, SO41 0XH
Asking Price £800,000

4 Kivernell Place, Milford On Sea, Hampshire,
SO41 0XH

- Prime location, quiet enclave
- Detached house
- Lovely outlook
- Walking distance to beach and village
- Four bedrooms
- Bathroom and ensuite
- Living room and dining room
- Study
- Kitchen/breakfast room
- Double garage & gardens





THIS WONDERFUL FAMILY HOME IS SITUATED IN A SOUGHT AFTER VILLAGE LOCATION WITH PLEASANT OUTLOOK TO THE REAR AND JUST A SHORT WALK TO THE BEACH OR INDEED MILFORD VILLAGE CENTRE.

Accommodation: The entrance hall leads into a lounge which has a feature fireplace and bay window. There is a separate dining/potential family room which overlooks the rear garden and next to this is a useful study. There is a downstairs cloakroom, and then a well appointed kitchen/breakfast room, which again overlooks the rear garden. An archway then opens to a separate utility room, which also houses the gas boiler. The first floor landing then leads to the four bedrooms, three of which are particularly generous doubles with fitted wardrobes and even the fourth bedroom is not small. Bedroom one has a ensuite shower room and there's a family bathroom.

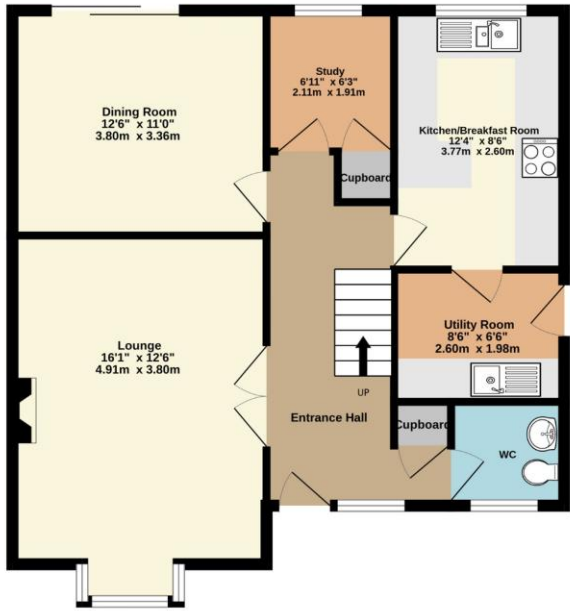
Outside: The property's driveway to the front and side gives good off road parking as well as space to turn and leads to an impressive detached double garage has twin electric doors, and a length of 4.9 m and a width of 5.4 m. There are mainly lawned gardens to the front, side and rear and behind there are two areas of paved patio as well as some shrubs and small trees.

EPC: D, Council tax band: F, Tenure: Freehold

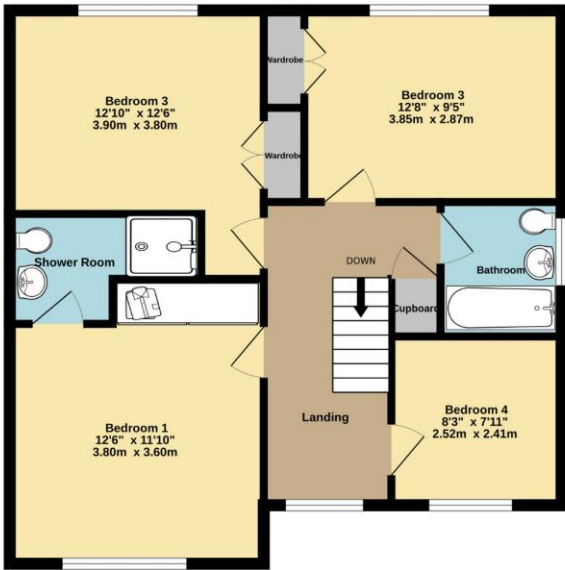
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 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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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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