

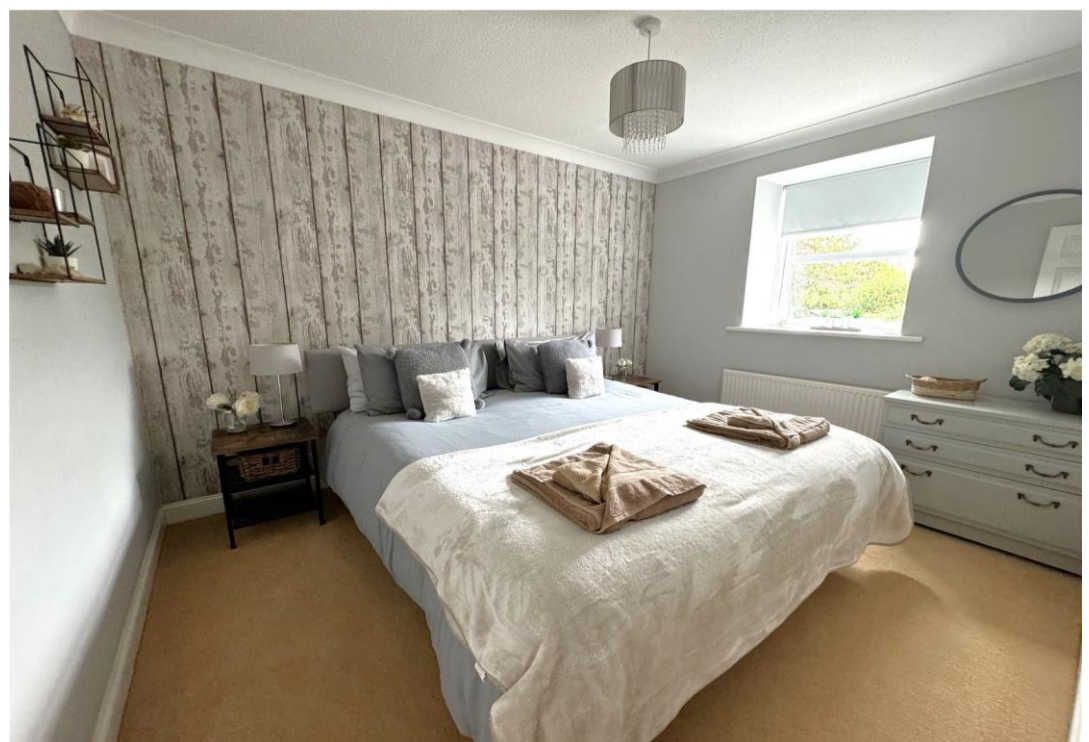


**PETTENGELLS**  
ESTATE AGENTS

Seashell Cottage, 83 High Street, Milford On Sea, Hampshire, SO41 0QG  
Asking Price £389,950

## Seashell Cottage, 83 High Street, Milford On Sea, Hampshire, SO41 0QG

- In the heart of Milford on Sea village
- Two double bedroom cottage
- Parking to the rear
- A perfect home or holiday home
- Beautifully presented
- Private courtyard garden
- Well appointed kitchen/dining room
- Spacious lounge with woodburner opening to courtyard
- Large shower room
- Viewing recommended





A BEAUTIFULLY PRESENTED TWO BEDROOM MEWS STYLE COTTAGE SITUATED IN THE HEART OF MILFORD ON SEA VILLAGE WITH BENEFITS OF COURTYARD GARDEN AND ALLOCATED PARKING.

Accommodation: The front door opens to the spacious hallway with door into the living room and patio doors opening onto the courtyard garden. The very well appointed kitchen which also looks onto the garden has built in appliances with plenty of room for a dining room table. A flight of stairs lead to the first floor where there are two double bedrooms and spacious shower room with a large shower cubicle.

Outside: The attractive and approximately west facing rear garden is fenced in with accessed to the side and is low maintenance with artificial grass.

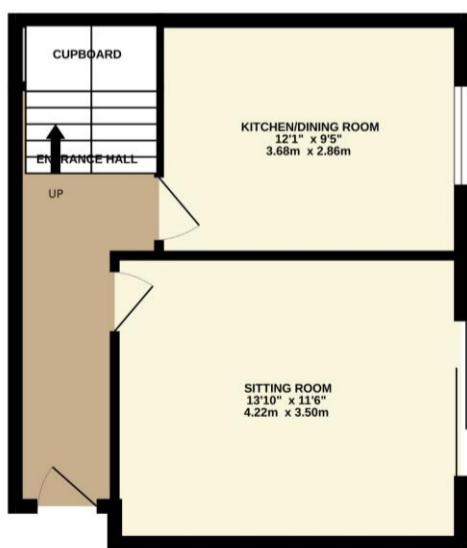
EPC: C, Council tax band: C, Tenure: Share of freehold, length of lease remaining: 984 years.

2023 Figures: Maintenance - £900 per annum (including building insurance).

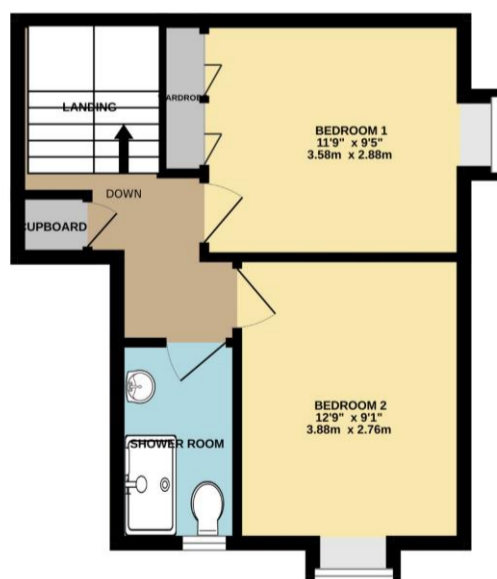
**PETTENGELLS**  
ESTATE AGENTS

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

GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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 ©2024

**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.



**PETTENGELLS**  
ESTATE AGENTS

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