



PETTENGELLS
ESTATE AGENTS

Oldlaney, Victoria Road, Milford On Sea, Hampshire, SO41 0NL
Asking Price £695,000

Oldlaney, Victoria Road, Milford On Sea,
Hampshire, SO41 0NL

- 'Pennyfarthing' built three bedroom house
- One row back from the seafront
- Walking distance to lovely village centre
- Bedroom one with en suite shower room & dressing area
- Main family bathroom
- Lounge and separate dining room
- Stunning conservatory
- Garage in a block with additional parking to the front
- Downstairs WC/cloakroom
- Double glazed and gas-fired central heating





A BEAUTIFULLY PRESENTED THREE-BEDROOM PENNYFARTHING HOUSE, ONE ROW BACK FROM THE SEAFRONT IN MILFORD-ON-SEA.

Accommodation: Front door opens into handy entrance porch which in turn leads into the spacious hallway with storage cupboard and door to the ground floor WC. The lovely living room opens into the superb conservatory with radiators, power and lighting and in turn double doors open onto the garden. There is a further ground floor reception room currently being used as a dining room. The well-appointed kitchen has integrated appliances comprising of a washing machine, slimline dishwasher, double oven with microwave, gas hob, extractor, cupboard housing the gas-fired heating boiler with door opening into the conservatory. On the first floor there are three bedrooms with the master bedroom having en-suite shower room and dressing area with comprehensive range of built-in wardrobes. There is a main family bathroom to complement.

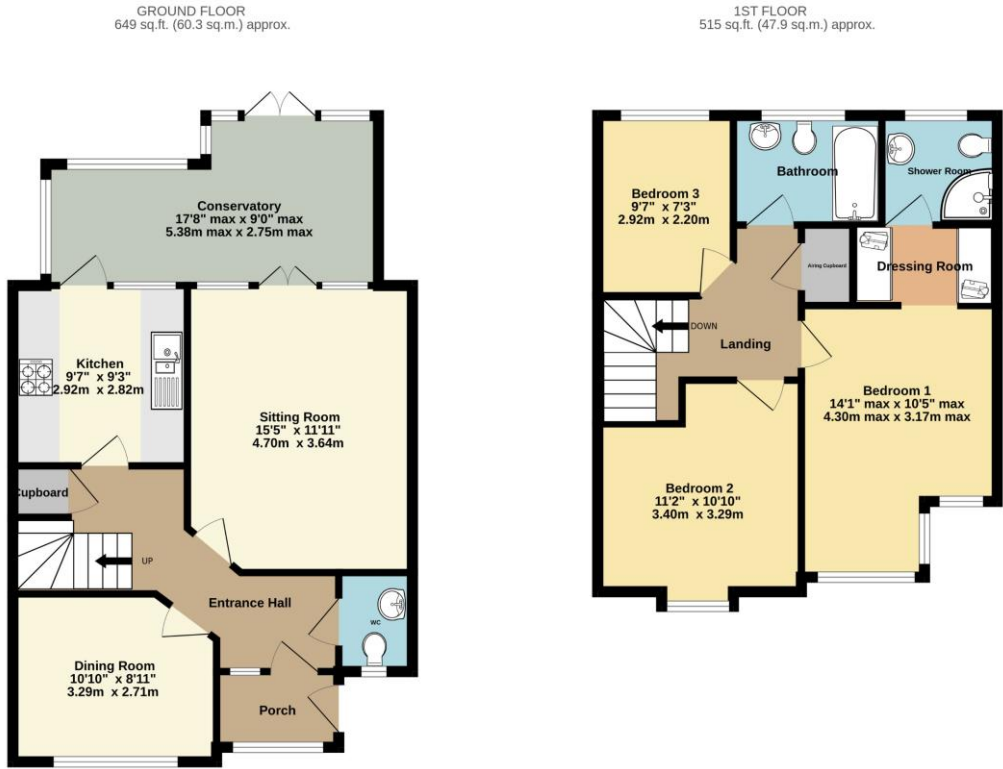
Outside: To the front there is off-road parking for one vehicle and a garage in a block close by with lighting, power and a part boarded loft. The attractive rear garden is low maintenance, has flower and shrub borders and laid to lawn with a nice patio area and a gate to the side.

EPC: C, Council tax band: D, Tenure: freehold

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



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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