

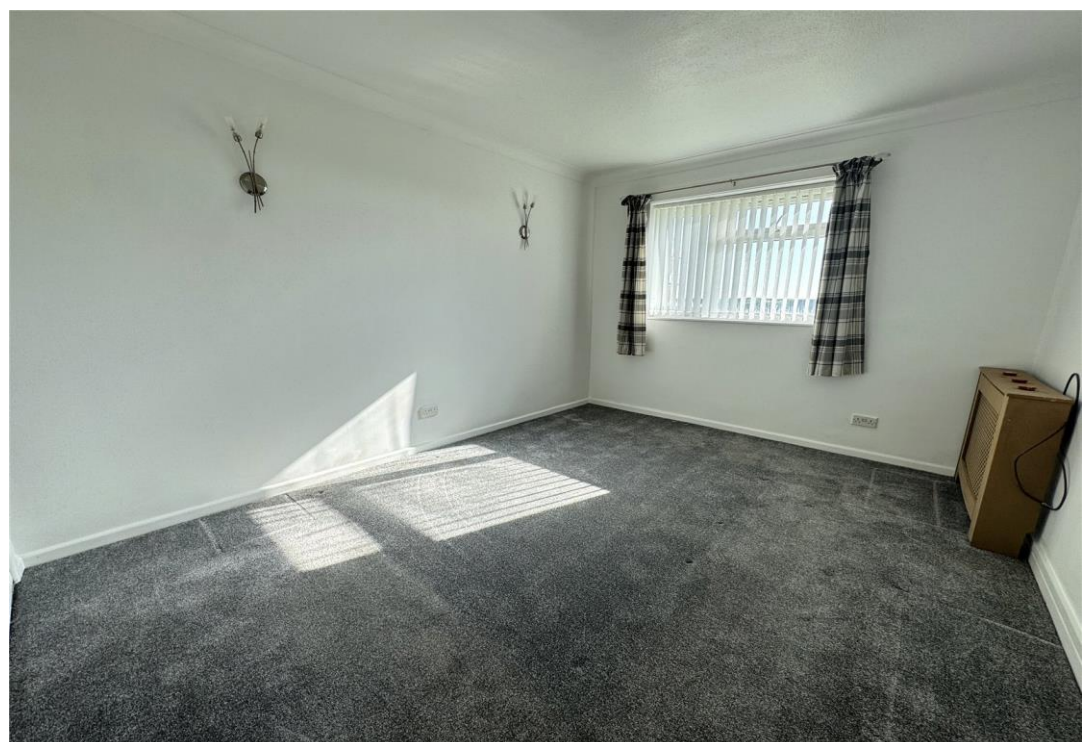


PETTENGELLS
ESTATE AGENTS

7 Hurst Court, Victoria Road, Milford On Sea, Hampshire, SO41 0NN
Offers Over £300,000

7 Hurst Court, Victoria Road, Milford On Sea,
Hampshire, SO41 0NN

- Ground floor apartment
- Three bedrooms
- Lounge opening onto communal gardens
- Kitchen/breakfast room
- Shower room and separate WC
- Garage in a block
- Large carparking area
- Double glazed and electric heating
- Chain free sale





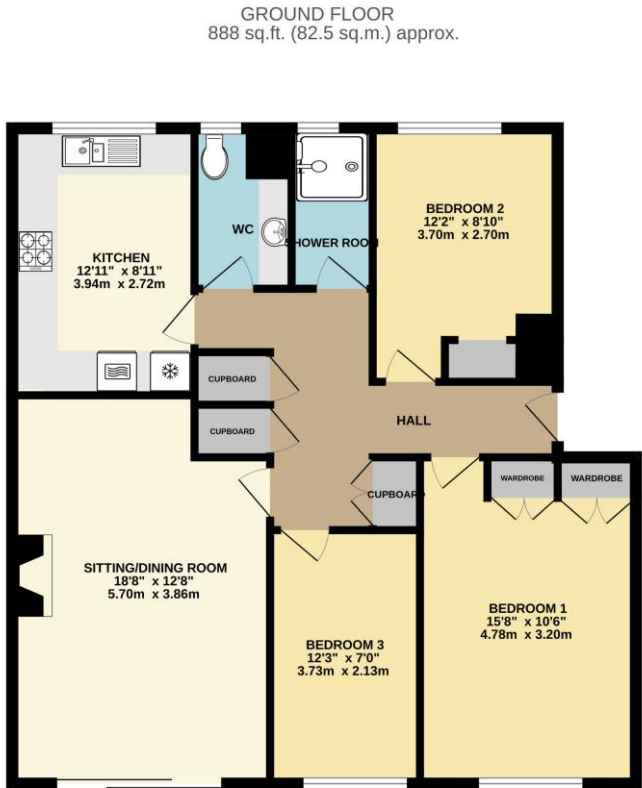
AN IMPRESSIVE THREE BEDROOM GROUND FLOOR SEA FRONT APARTMENT IN MILFORD ON SEA OFFERED CHAIN FREE.

Accommodation: From the parking area the communal front door is accessed via an entry phone system with flat 7 being on the ground floor. The main front door opens into the spacious hallway with storage cupboards and an airing cupboard. The 18' living room has patio door opening onto the extensive communal grounds and patio area. The well appointed kitchen is at the rear with built in hob extractor and oven and space for washing machine and dishwasher. There are three good sized bedrooms with bedrooms one and two having built in wardrobes. There is a large WC with wash hand basin (this was previously a shower room) and a separate shower room adjoining.

Outside: There is a large carparking area and a garage (5.82m x 2.52) in a block adjacent, with impressive communal lawned areas with views towards the Isle of Wight and Needles.

EPC: D, Council tax band: D, Tenure: Share of freehold plus Leasehold, maintenance £470 per quarter approx 145 years remaining until 2170

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TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Metaphor 12/2023

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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