



PETTENGELLS
ESTATE AGENTS

35 Keyhaven Road, Milford On Sea, Hampshire, SO41 0QW
Asking Price £875,000

35 Keyhaven Road, Milford On Sea, Hampshire,
SO41 0QW

- Splendid four double bedroom detached house
- 24' Living/dining room
- Impressive kitchen/breakfast room
- Conservatory and further ground floor family room
- Utility room and ground floor WC
- Ground floor bedroom with ensuite shower room
- Grounds in excess of ¼ of an acre
- Long driveway with lots of parking and triple car port
- Potential to create self contained annex
- Chain free sale





A BEAUTIFULLY PRESENTED CHARACTER FOUR DOUBLE BEDROOM, FOUR RECEPTION ROOM DETACHED FAMILY HOUSE SITUATION A FEW MINUTE'S WALK TO MILFORD ON SEA BUSTLING VILLAGE, AND CLOSE TO THE BEACH, OFFERED CHAIN FREE.

Accommodation: The large entrance porch opens into the spacious hallway with beautiful wood flooring continuing into to the 24' living/dining room. This dual aspect room has a wood burner and a bay window to the front and double doors to the conservatory. The well appointed kitchen has a built oven, electric hob and extractor with space for fridge freezer, which is then archwayed into the breakfast room with views over the rear garden, which flows into the conservatory (main boiler also). The separate utility room has plumbing for the washing machine, door to the side, with further door to the downstairs WC. The ground floor bedroom has a range of built in wardrobes and an ensuite shower room where there is a further boiler servicing the potential annex. To compliment the extensive ground floor accommodation there is a further reception room/family room with double door opening to the front. On the first floor, the galleried landing with wooden floors continues to all three double bedrooms and the main family bathroom.

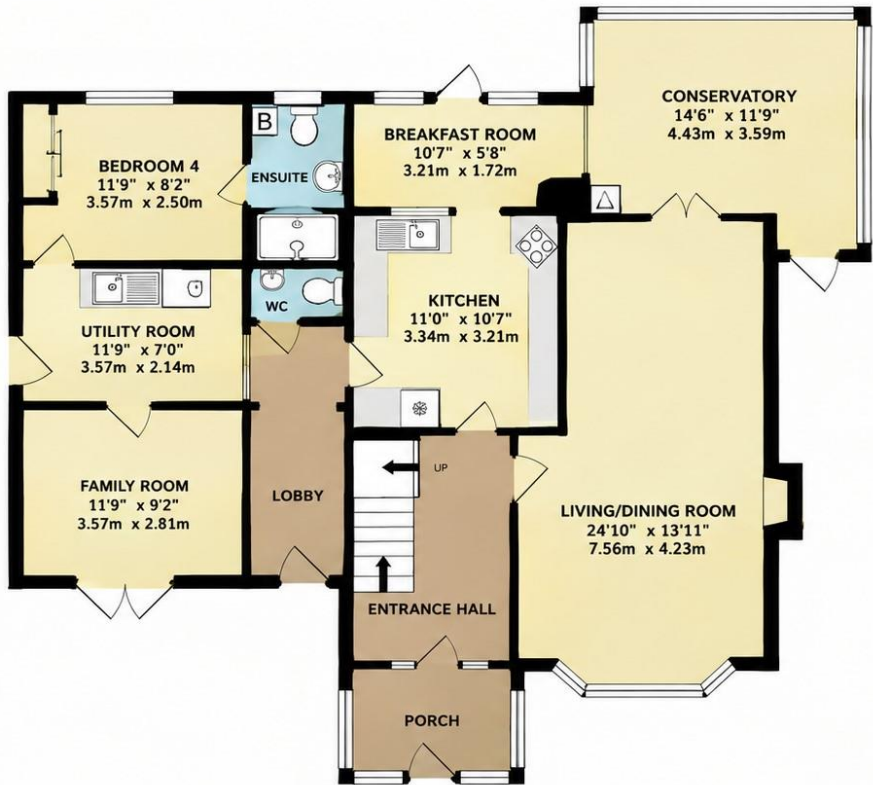
Outside: Imposing double gates open into a long gravel driveway where the house sits comfortably in the middle of the plot, with gardens sweeping around the property. There are numerous outbuildings and sheds, with a triple carport and further parking area. The rear garden is laid to lawn with mature flower and shrub borders.

Council tax band: E, Tenure: Freehold

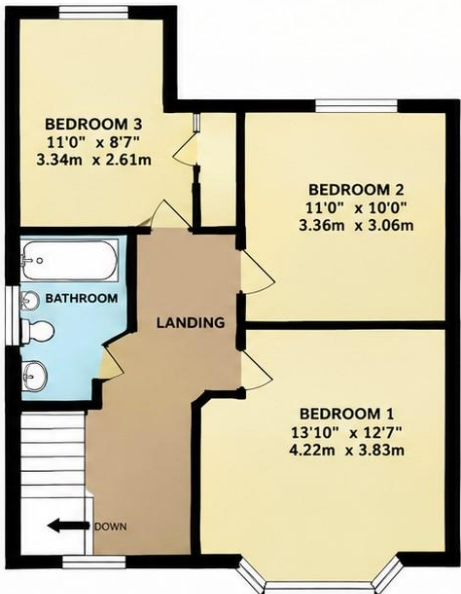
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
116.6 sq.m. (1256.2 sq.ft.) approx.



1ST FLOOR
52.9 sq.m. (569.5 sq.ft.) approx.



TOTAL FLOOR AREA : 167.1 sq.m. (1555.2 sq.ft.) approx.
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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. 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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