



*35 Bradley Road, Milford on Sea, SO41 0AZ*

*£375,000*

**Mitchells**  
1963 — TODAY







*35 Bradley Road  
Milford on Sea  
Lymington  
Hampshire  
SO41 0AZ*

This fantastic five year old Pennyfarthing built two bedroom house is situated in a modern development, close to the local school and within walking distance of the village and beach. The property offers spacious and modern accommodation, with features including open plan living, a ground floor cloakroom, two double bedrooms, a carport, and approximately five years remaining on the NHBC guarantee.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen/Breakfast Area
- Sitting Room
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom
- Car Port
- Secluded Garden



## The Property

Entrance hall with timber effect flooring, which runs throughout the entirety of the ground floor, and stairs leading to the first floor landing.

Ground floor cloakroom with a suite comprising a WC, pedestal wash hand basin with mixer tap over, mirror fronted medicine cabinet, and a UPVC window.

The kitchen is fitted with a modern range of floor and base units, featuring a contrasting timber effect worktop. Integrated appliances include a four burner gas hob with extractor fan over, under counter oven, tiled splashback, stainless steel one and a half bowl sink with mixer tap over and drainer, space and plumbing for a washing machine, slimline dishwasher, and tall freestanding fridge/freezer, as well as a breakfast bar.

Sitting room with double casement doors leading to the garden, a useful understairs storage cupboard, and a wall mounted TV aerial point.

The first floor landing has a hatch to the loft space.

Family bathroom with tiled flooring, part tiled walls, and a modern suite comprising a WC, wash hand basin with mixer tap over and storage beneath, mirror fronted medicine cabinet, panelled bath with mixer tap over and hand held shower attachment, glass shower screen, and a chrome heated towel rail.

The master bedroom overlooks the rear garden and has a built-in wardrobe and a TV aerial point.

Bedroom two contains a cupboard housing the modern Worcester combination boiler, with slatted shelves for storage.







## *Gardens & Grounds*

To the front of the property, there is an area of casual parking with a private carport and parking for two vehicles. The front garden has been laid to woodchip for ease of maintenance, with a side gate providing access to the rear garden.

The rear garden benefits from a bright southerly aspect and is extremely private and secluded due to high level fencing and hedging. It features a generous patio, with the remainder of the garden laid to lawn with a garden shed.

## *Services*

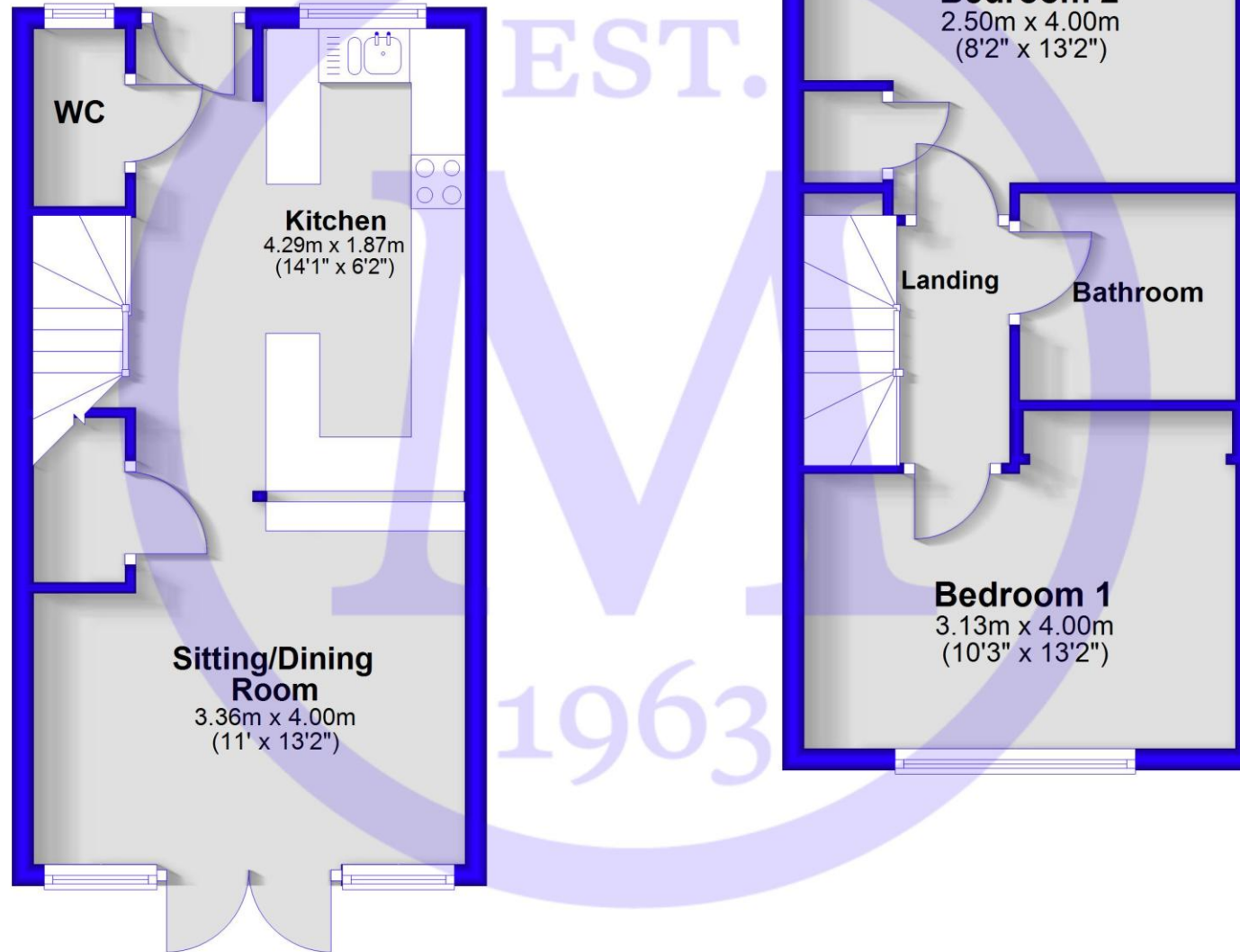
- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating B

## First Floor

Approx. 31.0 sq. metres (334.1 sq. feet)

## Ground Floor

Approx. 31.0 sq. metres (334.1 sq. feet)



Total area: approx. 62.1 sq. metres (668.2 sq. feet)

## Situation

Milford on Sea is a thriving coastal village located between Barton on Sea and the Georgian market town of Lymington. It offers a range of amenities, including top-tier restaurants, three pubs, a superb tennis and squash club, and an attractive village green. With its picturesque coastal setting, lovely beaches, proximity to the New Forest National Park, and the nearby Keyhaven Sailing Club, Milford on Sea is one of the most desirable locations on the south coast.

## Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout continue straight across into Milford Road. Continue to the village of Milford and having passed the village green take the second turning right into Bradley Road. Take the first left and the property will be found at the end on the left hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

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