



*16 Champion Close, Milford on Sea, SO41 0UH*

*£373,950*

**Mitchells**  
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*16 Champion Close  
Milford on Sea  
Lymington  
Hampshire  
SO41 0UH*

This lovely, spacious, two double bedroom end terrace house is situated in a quiet cul-de-sac, just a short walk from the local village and beach. The property offers bright and spacious accommodation, with features including a sitting/dining room, two generous double bedrooms, a south-facing garden, and two allocated private parking bays.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom
- Two Allocated Parking Bays
- South-Facing Garden



## The Property

Entrance hall with timber effect flooring, stairs to the first floor landing, an understairs storage cupboard, a radiator, and a central heating thermostat.

The kitchen is fitted with a range of wall and base units, with a contrasting worktop, a stainless steel sink with a mixer tap and drainer, a wall mounted Potterton boiler, an electrical consumer unit, a hatch through to the sitting/dining room, and space and plumbing for a washing machine, a freestanding cooker, and a tall stand up fridge/freezer.

The sitting/dining room is bright and spacious, with sliding doors leading out to the patio and rear garden, ample space for furniture, and a TV aerial point.

First floor landing with a hatch to the loft space and an airing cupboard.

The family bathroom is fitted with a white suite comprising a pedestal wash hand basin, a WC, a panelled bath with a mixer tap and hand held shower attachment, a shower curtain, part tiled walls, and tile effect flooring.

Two lovely double bedrooms, with the master situated at the front of the property, featuring a built-in double wardrobe, a TV aerial point, a radiator, and space for additional storage if required. Bedroom two overlooks the rear garden and includes a TV aerial point and ample space for a wardrobe.





## *Gardens & Grounds*

The front of the property has been block paved for ease of maintenance and there are two allocated parking bays situated nearby.

The rear garden has a bright southerly aspect and is extremely private and secluded, enclosed by high level fencing. There is a rear gate for access, a generous patio area, hardstanding for a shed, and the remainder of the garden is laid to lawn.

There are two entrances to the rear garden: one to the side of the property, with right of way access granted via the neighbour's driveway, and the other at the far end of the garden, with access from the parking bays via a footpath.

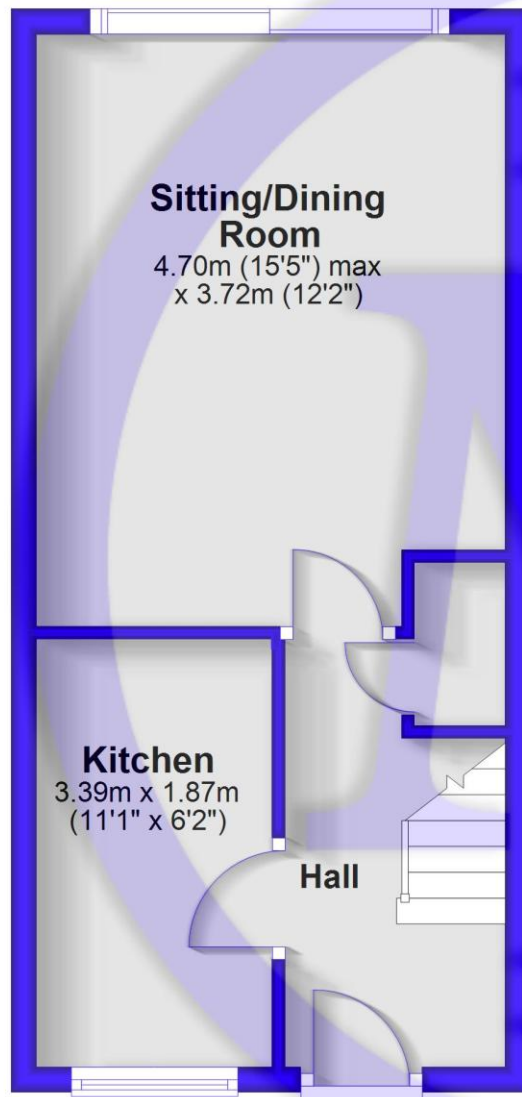
The property is ideally situated just a short walk from the village, and a viewing is highly recommended.

## *Services*

- Mains gas, electricity, drainage and water
- Council Tax Band: C
- Energy Performance Rating: C

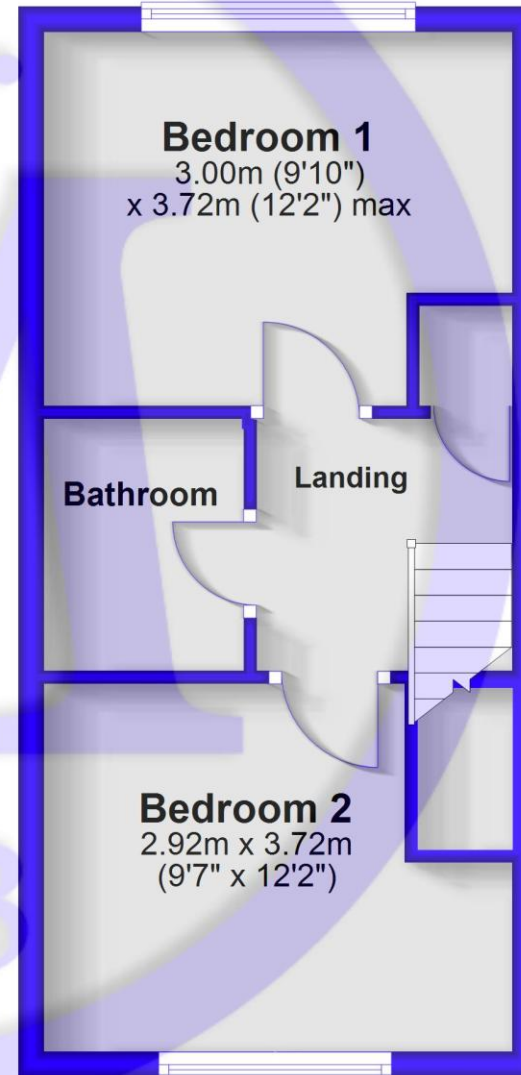
## Ground Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



## First Floor

Approx. 30.0 sq. metres (323.3 sq. feet)

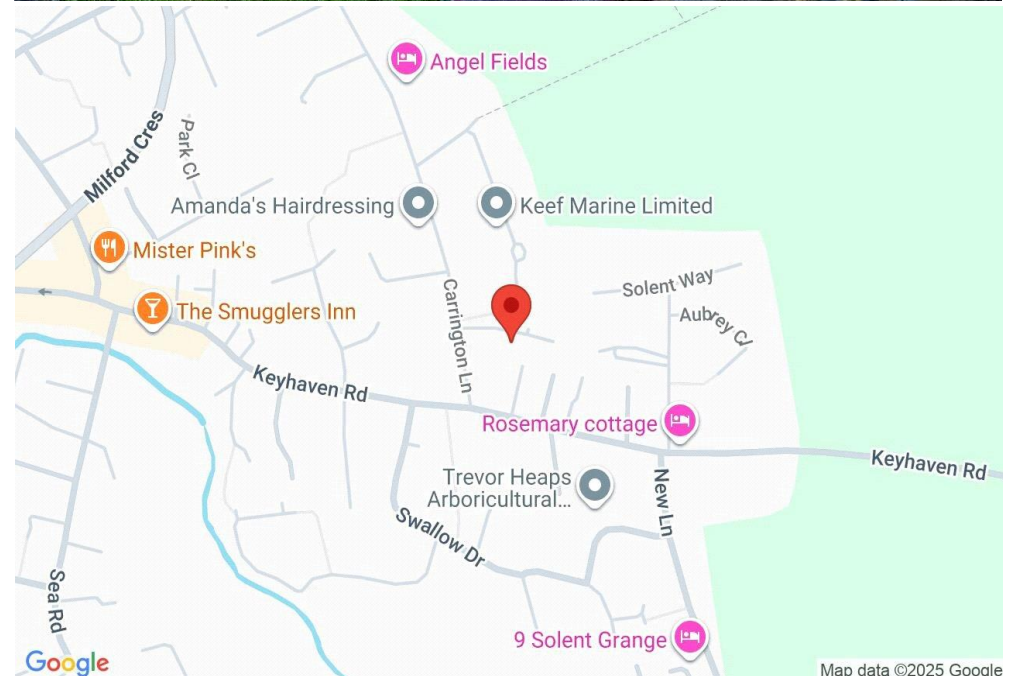


Total area: approx. 60.5 sq. metres (650.7 sq. feet)



## 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.





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