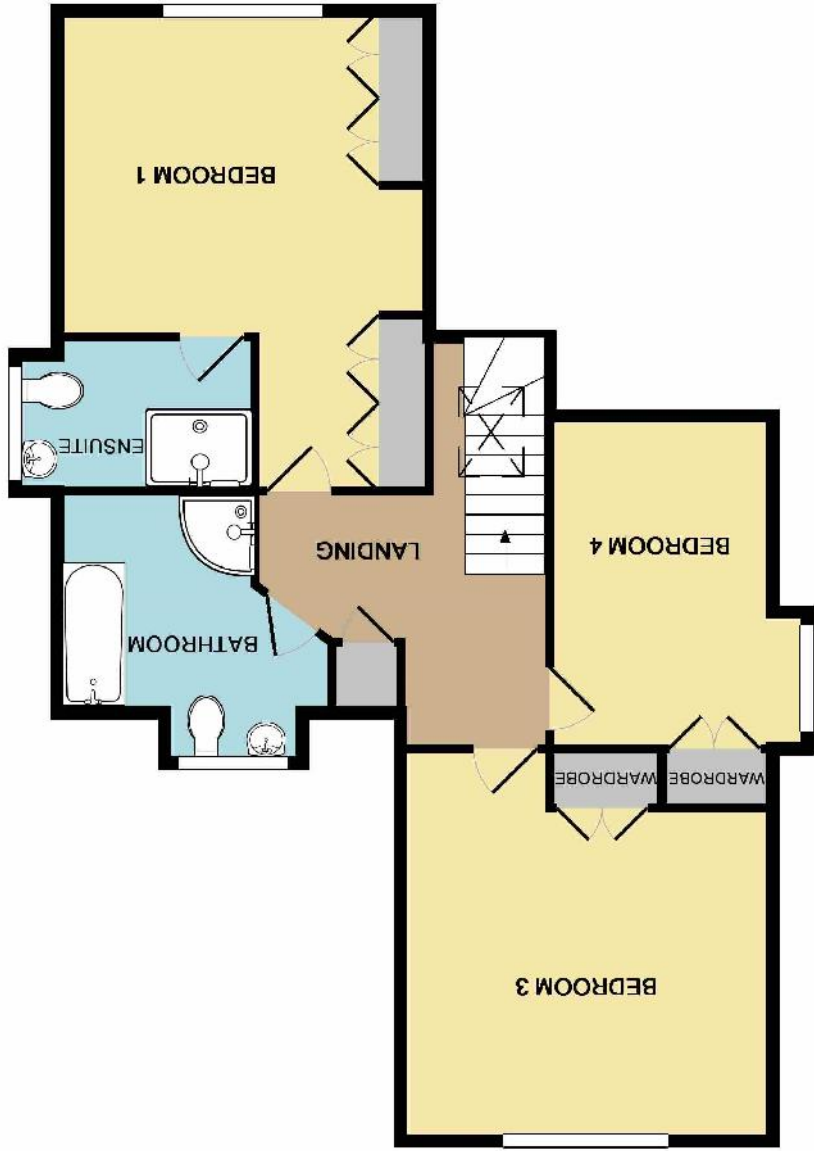
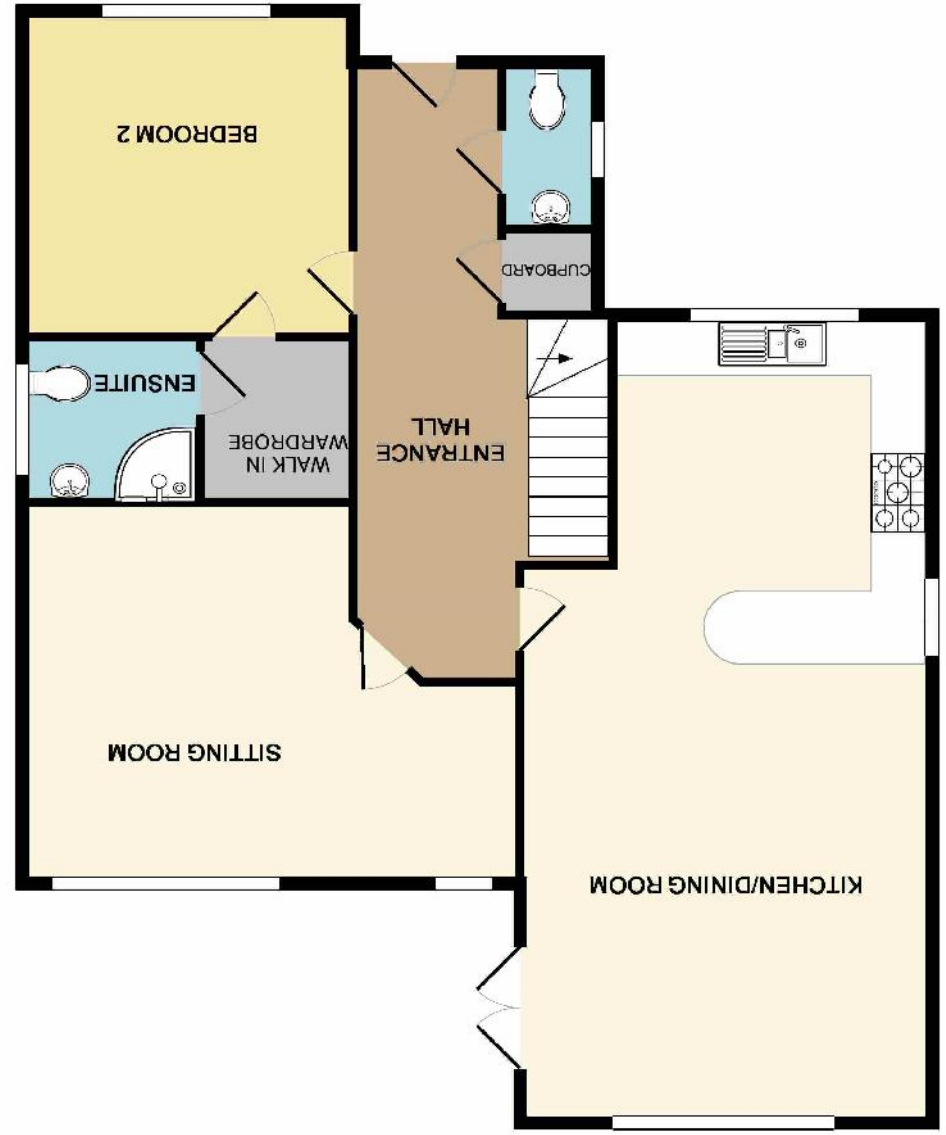


1ST FLOOR



GROUND FLOOR



HAYWARD FOX

8 LUCERNE ROAD, MILFORD-ON-SEA, HAMPSHIRE SO41 0PL

# 8 LUCERNE ROAD, MILFORD-ON-SEA, HAMPSHIRE SO41 0PL

PRICE: £875,000

**A SUPERBLY REFURBISHED AND EXTENSIVELY EXTENDED DETACHED PROPERTY,  
OFFERING SPACIOUS, VERSATILE LIVING ACCOMMODATION AND A  
SOUTHERLY ASPECT GARDEN, LOCATED IN A SOUGHT-AFTER  
LOCATION, BETWIX THE SEAFRONT AND THE VILLAGE CENTRE**

\* entrance hall \* sitting room \* gf wc \* kitchen/dining/family room \*  
\* gf bedroom with walk-in wardrobe & en-suite \* first floor master suite with  
dressing room area & en-suite \* two further ff bedrooms \* family bathroom \*  
gfch \* double glazing \* garage & off-road parking \* southerly aspect garden \*

## ACCOMMODATION IN DETAIL: All measurements are approximate)

Front door to:

**ENTRANCE HALL - 22'7" x 9'8" (6.88m x 2.95m) maximum measurements including stairwell** - cupboard housing the central heating boiler

From the entrance hall, door to:

**SITTING ROOM - 18'8" x 14' (5.69m x 4.27m) maximum measurements** - double glazed windows to the rear garden aspect, gas point

From the entrance hall, door to:

**KITCHEN/DINING/FAMILY ROOM - 29'7" x 14'11" (9.02m x 4.55m) maximum measurement**

**Kitchen area** - a superb fully fitted kitchen containing high specification white goods including ovens, hob, dishwasher, fridge/freezer, washer/dryer. Breakfast bar overhang, two double glazed windows to the front and side aspects

**Dining/Family Room area** - well proportioned with ample space for dining table and chairs plus lounge furnishings, with double glazed window and doors overlooking and leading onto the rear garden aspect

From the entrance hall, door to:

**GROUND FLOOR BEDROOM 2 - 11'11" x 10'5" (3.63m x 3.18m)** - double glazed window to the front aspect, **WALK IN WARDROBE**. Door to:

**EN-SUITE SHOWER ROOM - 6'5" x 6' (1.96m x 1.83m)** - comprising shower, wc, wash hand basin, heated towel rail, double glazed window

From the entrance hall, door to:

**GROUND FLOOR WC** - comprising wc, wash hand basin, double glazed window

From the entrance hall, oak stairwell to:

**FIRST FLOOR LANDING** - linen cupboard. Doors to:

**MASTER BEDROOM - 17'6" x 13'5" (5.33m x 4.09m) maximum measurement** - double glazed window to the front aspect, two ranges of fitted wardrobes. Door to:

**EN-SUITE SHOWER ROOM - 8'8" x 5'7" (2.64m x 1.7m)** - comprising shower, wc, wash hand basin, heated towel rail, double glazed window

**BEDROOM 3 - 14'3" x 13'5" (4.34m x 4.09m)** - double glazed window to the rear aspect, built-in wardrobe

**BEDROOM 4 - 12'1" x 7'9" (3.68m x 2.36m)** - double glazed window, built-in wardrobe

**FAMILY BATHROOM - 9'10" x 7'11" (3m x 2.41m)** - comprising shower cubicle, bath, wc, wash hand basin, heated towel rail, double glazed window

**OUTSIDE:**

**DETACHED SINGLE GARAGE** with electric door fitted

**FRONT** - block paved driveway to the garage and providing off-road parking space, outside lighting, shrub bed borders, low brick walling to the front boundary

**REAR GARDEN** - benefiting from a southerly aspect, with paved terrace adjacent to the sitting room and the dining/family room area, which has a covered area adjacent to the doors, with remainder being laid to lawn, with flower bed borders, fencing to the borders

**MAINS SERVICES** - connected with gas fired central heating

**EXTERNAL FINISH** - the property will be rendered at ground floor level and pre-treated cedar cladding to the first floor elevation, with plastic fascias, soffits and guttering throughout

**EPC RATING:** Current - Potential - tbc

**TENURE:** freehold

**Milford on Sea** is a thriving coastal village with a comprehensive range of restaurants, pubs and cafes plus a good range of gift and local shops including a greengrocers, butchers, fishmonger and two general stores, plus a medical centre and dental surgery, based around the village green. The Village Green is home to several events during the year, including an Arts & Music Festival, May Fair, Dog Show and Christmas Carol Service, with the Community Centre and the four village churches running busy programmes throughout the year.

Walks can be enjoyed along the Coastal Path towards Barton-on-Sea and Lymington, with stunning views towards the Isle of Wight and the Needles and westwards to Christchurch Bay, Hengistbury Head and the Purbeck Hills beyond or through sheltered woodland in the Milford-on-Sea Pleasure Grounds and Studland Common, both local Nature Reserves, or around Sturt Pond and along Hurst Shingle Bank to Hurst Castle which dates back to Tudor times.

The New Forest National Park is a short drive away, The New Forest became a national park in 2005 and was once a royal hunting ground for William the Conqueror. It covers an area of 566 square kilometres and is made up of vast tracts of unspoilt woodland, heathland and river valleys where deer, ponies and cattle continue to roam free in its ancient heaths and woodland. Clear rivers and shady groves provide tranquillity and a car-free haven for walking, cycling and horse riding.

The towns of Lymington and New Milton are both approximately 3 miles away, with the larger shopping centres of Bournemouth and Southampton approximately equi-distant, about 18 miles away. British Rail Stations at New Milton and Brockenhurst provide a fast service to London Waterloo, with Bournemouth and Southampton airports easily accessed for domestic and international flights

[www.milfordonseanews.org](http://www.milfordonseanews.org) and [www.milfordonsea.org](http://www.milfordonsea.org) are two excellent websites providing a wealth of local information and news about the village

For Council Tax information, please contact 02380 285000 or visit [www.voa.gov.uk](http://www.voa.gov.uk)

Stamp Duty charges and online calculator

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/382324/Stamp\\_Duty\\_15.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/382324/Stamp_Duty_15.pdf)

REF NO: BRM1955

## The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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