



FELLS
COASTAL



WHITBY ROAD, MILFORD ON SEA - SO41

IN EXCESS OF £1,800,000





Set within a highly desirable coastal setting, this exceptional Victorian townhouse is a rare property for the area, combining the grandeur and proportions of a period home with a comprehensive restoration that has brought the house beautifully into the present day.

Arranged over four storeys, the property is exceptionally spacious, light and airy throughout, with elegant original features carefully retained alongside sophisticated modern finishes. The beach is only a short walk away, making this an outstanding home for those seeking both character and a genuine coastal lifestyle.

The entrance opens into a bright and welcoming hallway, setting the tone for the generous accommodation beyond. Heading downstairs to the lower level, the house has been designed with both everyday practicality and entertaining in mind. There is a substantial utility room with extensive worktop space and storage, together with a separate cloakroom.

The dining area is particularly spacious, with plenty of natural light and ample space for furniture and storage. This flows naturally into the impressive Neptune kitchen, fitted with all marble work surfaces. In this beautiful and practical space, a contemporary design, generous cabinetry and central island create a sophisticated centrepiece to the home. Full height doors open directly onto the garden, connecting the kitchen with the substantial outdoor entertaining space.



A further door leads through to the living room, another generous reception space with doors opening onto the garden. The arrangement gives this level an excellent connection between the principal living areas and the outside, while the modern finish throughout sits comfortably within the character of the Victorian architecture.

Heading back upstairs, the ground floor reveals some of the property's most impressive proportions. A dedicated office sits to one side, benefiting from a large window and an abundance of natural light. Alongside this is a remarkable double reception room extending the full width of the house. Its considerable scale makes it an exceptional space for entertaining, with views across the garden and pleasure gardens providing a stunning outlook.

A separate dining room adds further flexibility and retains a distinctly classic feel, with traditional opening doors leading directly onto a balcony overlooking the garden. The combination of period detailing, generous proportions, with high ceilings and views across the grounds gives this floor a particularly impressive sense of space.

The first floor continues with three substantial double bedrooms. The principal bedroom is exceptionally spacious, with views over the gardens and an elegant white fitted wardrobe. The second bedroom is equally generous, also overlooking the gardens, and features two fitted wardrobes together with a beautifully integrated additional fitted storage shelving unit.

The principal bathroom on this floor has been features a built in bath and separate shower. A further substantial double bedroom features a decorative fireplace and the same refined white finish seen elsewhere throughout the bedroom accommodation.

The second floor provides further versatility, with another well appointed bathroom featuring a built in bath, separate shower unit and skylight, allowing natural light to filter into the room.

There are two further large double bedrooms on this level. One benefits from a decorative fireplace, built in wardrobe and additional storage, together with excellent natural light. The other has a distinctive arched roof design which gives the room considerable character and creates an charming architectural feature within the house.









- Exceptional Victorian townhouse with substantial period character
- Beautifully restored throughout with sophisticated modern finishes
- Generous accommodation of 3380 sq ft arranged over four spacious floors
- Remarkable double reception room extending across the full width of the house
- Contemporary kitchen with central island and direct garden access
- Multiple substantial double bedrooms, including versatile second floor accommodation
- Two family bathrooms, two ensuite shower rooms and one cloakroom
- Large landscaped garden with paved entertaining terrace and extensive lawn



- Impressive detached garden room providing versatile additional space
- Spacious detached garage with stairs to boarded roof space
- Highly desirable coastal position with the beach within easy walking distance





Finishing the top floor, a further room is currently arranged as an thoughtfully style office, and the adjoining ensuite shower room adds further convenience and makes this level particularly adaptable for family living, guests or those requiring separate accommodation.

Outside, the gardens are an exceptional feature of the property, extending to a substantial size and providing a series of distinct areas. Immediately adjoining the kitchen and living room is a large paved terrace, creating a natural outdoor extension of the principal living accommodation. A garden with established shrubbery and flowerbeds frame the space, while a paved pathway leads further into the pleasure gardens.

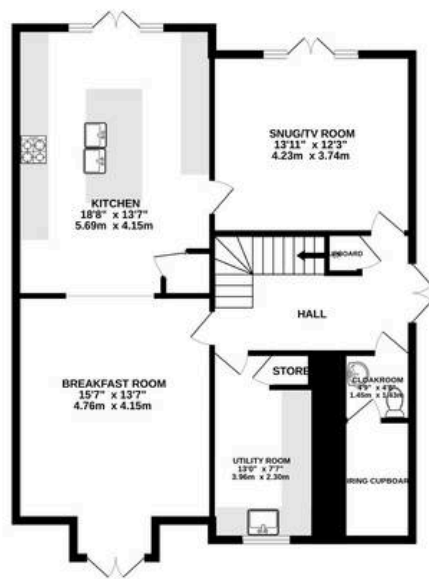
A separate sitting area is joined by neat, low hedging, creating a quieter section of the garden away from the main terrace. From here, paved steps lead down to an extensive lawn featuring delightful trees and plants.

At the far end of the garden is a substantial garden room, designed and maintained to a very high standard. Far more than a traditional garden shed, this impressive building provides genuine additional space for living and storage and could accommodate overnight guests. Its elegant appearance also creates a striking focal point within the grounds, while offering a different perspective from which to appreciate the scale and architecture of the main house.

The result is a property of unusual scale and character, where Victorian architecture, elegant restoration and contemporary living come together particularly well. With generous accommodation arranged over four floors, a remarkable garden and pleasure garden, excellent entertaining space and the beach within easy walking distance, this is a truly distinctive coastal home.



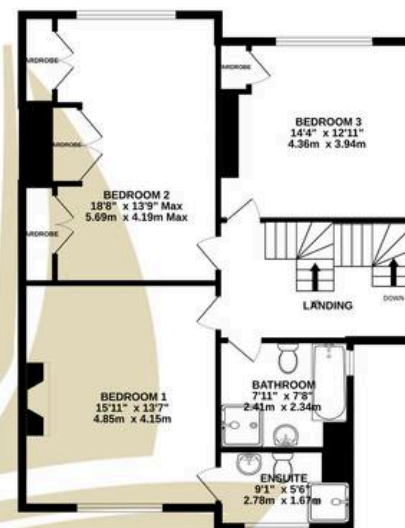
GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



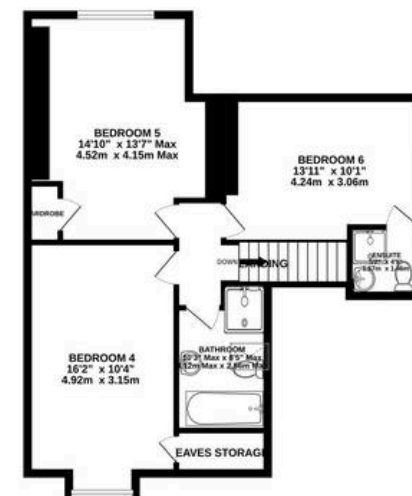
1ST FLOOR
938 sq.ft. (87.1 sq.m.) approx.



2ND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



3RD FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 3379 sq.ft. (313.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.

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