



# 1 Needles Point

MILFORD ON SEA, HAMPSHIRE.

# Welcome to 1 Needles Point...

*Needles Point is an exclusive development of just seven Spanish-style properties with direct private beach access via a secure gate. The beach is approximately 150 metres away, while the centre of Milford on Sea village—with its excellent range of shops, cafés, restaurants, and local amenities—is only around 750 metres from the property.*







# Take a look around...

The front door opens into a spacious entrance lobby, providing internal access to the double garage. A second door leads into the welcoming hallway, where a staircase rises to the versatile loft room. The hallway also benefits from a double airing cupboard and provides access to the principal reception areas. The impressive sitting room features a striking fireplace with a wood-burning stove and a vaulted ceiling open to the apex, creating a wonderful sense of space and allowing an abundance of natural light. Sliding patio doors open into the conservatory, which in turn has double sliding doors leading onto the patio and private garden. Adjoining the sitting room is a separate dining room that connects conveniently to the kitchen. The kitchen is fitted with a modern range of pine wall and base units and includes an Indesit double oven, Bosch electric hob set beneath a recessed brick canopy, Bosch dishwasher, one-and-a-half bowl resin sink, and tiled flooring. Adjacent to the hallway is a practical utility room with space and plumbing for a washing machine and tumble dryer, together with a wall-mounted Worcester gas-fired boiler providing domestic hot water and central heating.





# And there's more...

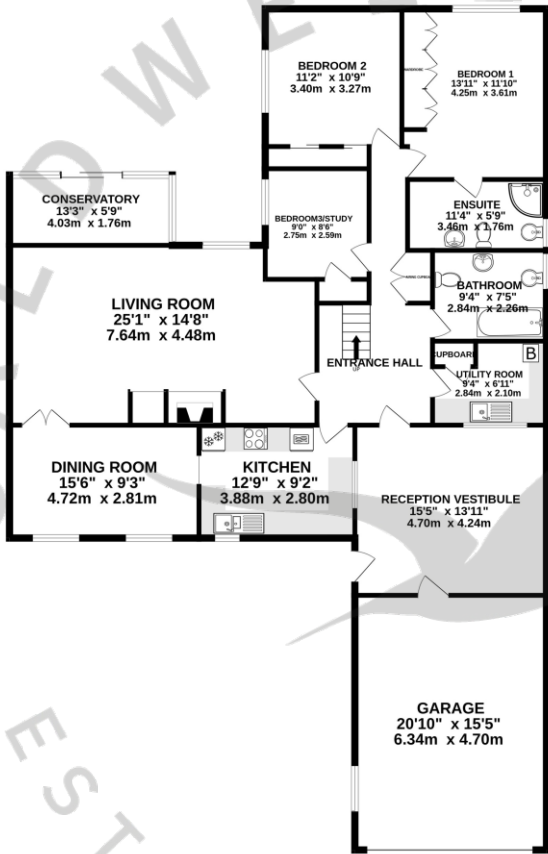
The family bathroom comprises a low-level WC, pedestal wash basin, bidet, bath, and fully tiled walls. The principal bedroom benefits from built-in wardrobes and an en suite shower room with a corner shower enclosure and pedestal wash basin. Bedroom two overlooks the south-facing patio garden and also features built-in wardrobes, while bedroom three, currently arranged as a study, includes a built-in cupboard. A staircase from the hallway leads to a useful loft or hobbies room with Velux windows offering glimpses of the Isle of Wight and Christchurch Bay. The property enjoys two private, easy-to-maintain gardens. One lies adjacent to the front entrance, creating an attractive approach to the home, while the west-facing patio garden accessed from the conservatory features a small ornamental pond and provides a high degree of privacy.



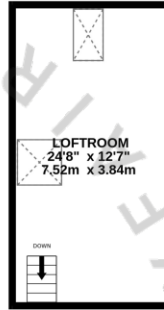


# Floor Plan

GROUND FLOOR  
1964 sq.ft. (182.4 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 2266 sq.ft. (210.5 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 misstatement. 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.  
Made with Metropix ©2026

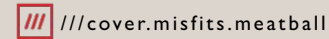
## The finer details...

### The Property

- Entrance lobby and hallway
- Double garage
- Off-road parking
- Private, easy-to-maintain patio gardens
- Loft/hobbies room
- Sitting room
- Conservatory
- Dining room

### Services

Mains electricity, water and drainage are connected to the property.



### Tenure

Leasehold with share of Freehold - lease length of 999 years-maintenance is £950pa .

### Tax Band

E

### EPC Rating

C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Where do I go for?...



## Bread/milk/newspaper?

*Milford has several newsagents and convenience stores, with larger supermarkets being a short drive away in New Milton and Lymington*



## Schools?

*Milford on Sea is home to an outstanding primary school, as is Hordle, and Lymington has excellent infant and junior schools, plus Priestlands secondary. Local independent schools include Walhampton in Lymington and Durlston in Barton on Sea, as well as various nurseries and preschools*



## GP/pharmacy?

*There is a GP surgery, two pharmacies and a dental practice in the village*



## Train?

*New Milton train station is a 10 minute drive away which has a mainline service to London Waterloo (100 mins approx.)*



## A bite to eat?

*There are many great eateries in the village including The Lighthouse, Rays Italian and Melleford*



## Gym & swim?

*Elmers Court or the Health & Leisure Centre, both in Lymington. Hoburne Bashley and Shorefield also offer great family leisure membership packages*



## A stroll?

*We are spoilt for choice! The beach and cliff top are within walking distance plus the sea wall at Lymington and the open forest which are all just a short drive away*



## Family day out?

*Beaulieu Motor Museum is just a 25 minute drive away and the world famous Paulton's Park and Peppa Pig World is just 18 miles away!*



## Spa day?

*Lime Wood Hotel in Lyndhurst, Chewton Glen in New Milton and Careys Manor in Brockenhurst*



# CALDWELLS

EST 1996

LYMINGTON • NEW FOREST • MAYFAIR

## 30 years of success...



BRITISH  
PROPERTY  
AWARDS

2022, 2023, 2024, 2025

**GOLD WINNER**

ESTATE AGENT  
IN LYMINGTON



*"To Julian, Jeremy & Staff, Just a note to thank you all for your help and support with the sale and purchase of the properties. Stressful times made easier."*

-Mrs. B



Asking Price £795,000

[caldwellsnewforest.com](http://caldwellsnewforest.com)

01590 675875 [sales@caldwellsnewforest.com](mailto:sales@caldwellsnewforest.com)

Caldwells, 69 High Street, Lymington, Hampshire SO41 9AL

Scan the QR code to make an enquiry or to book a viewing...



BRITISH  
PROPERTY  
AWARDS

2022, 2023, 2024, 2025

GOLD WINNER

ESTATE AGENT  
IN LYMINGTON