



49 Southampton Road

*Lymington, SO41 9GH*

SPENCERS  
COASTAL









## The Property

A beautiful Grade II listed, mid-terraced character home with scented roses around the door, four double bedrooms, a spacious open plan living room, an extended kitchen and a wonderfully landscaped south facing garden. Situated in the heart of the historic Georgian market town, moments from Waitrose and within a short walk of Lymington's deep water marinas and yachting facilities, as well as having the stunning coastal walks and New Forest National Park close by.

The entrance door leads into a useful porch area. On entering the property you are surprised at the spaciousness of the main living room. There is solid parquet oak flooring throughout this room adding a touch of elegance and durability. There is a working woodburning stove adding charm and coziness to the room. The kitchen has been extended to create a wonderful farmhouse style kitchen/dining room. It has been designed to provide a light and spacious entertaining area with bifold doors out to the patio area seamlessly connecting indoor and outdoor living. The kitchen offers attractive shaker style units providing ample storage space. There is an array of integrated appliances including a fridge/freezer, oven, dishwasher, washing machine, tumble dryer and a gas hob, catering to modern cooking needs.

Stairs lead to the first floor, where the principal bedroom is situated at the front of the property with a pretty period fireplace. There is a further single bedroom on this floor and a modern family bathroom with shower over bath, wash hand basin and WC. The second floor offers two additional double bedrooms which completes the accommodation.

Overall, this property offers a blend of Georgian charm and modern convenience. The thoughtful design, quality finishes, and practical amenities make it a comfortable and inviting home.

**£550,000**









FLOOR PLAN

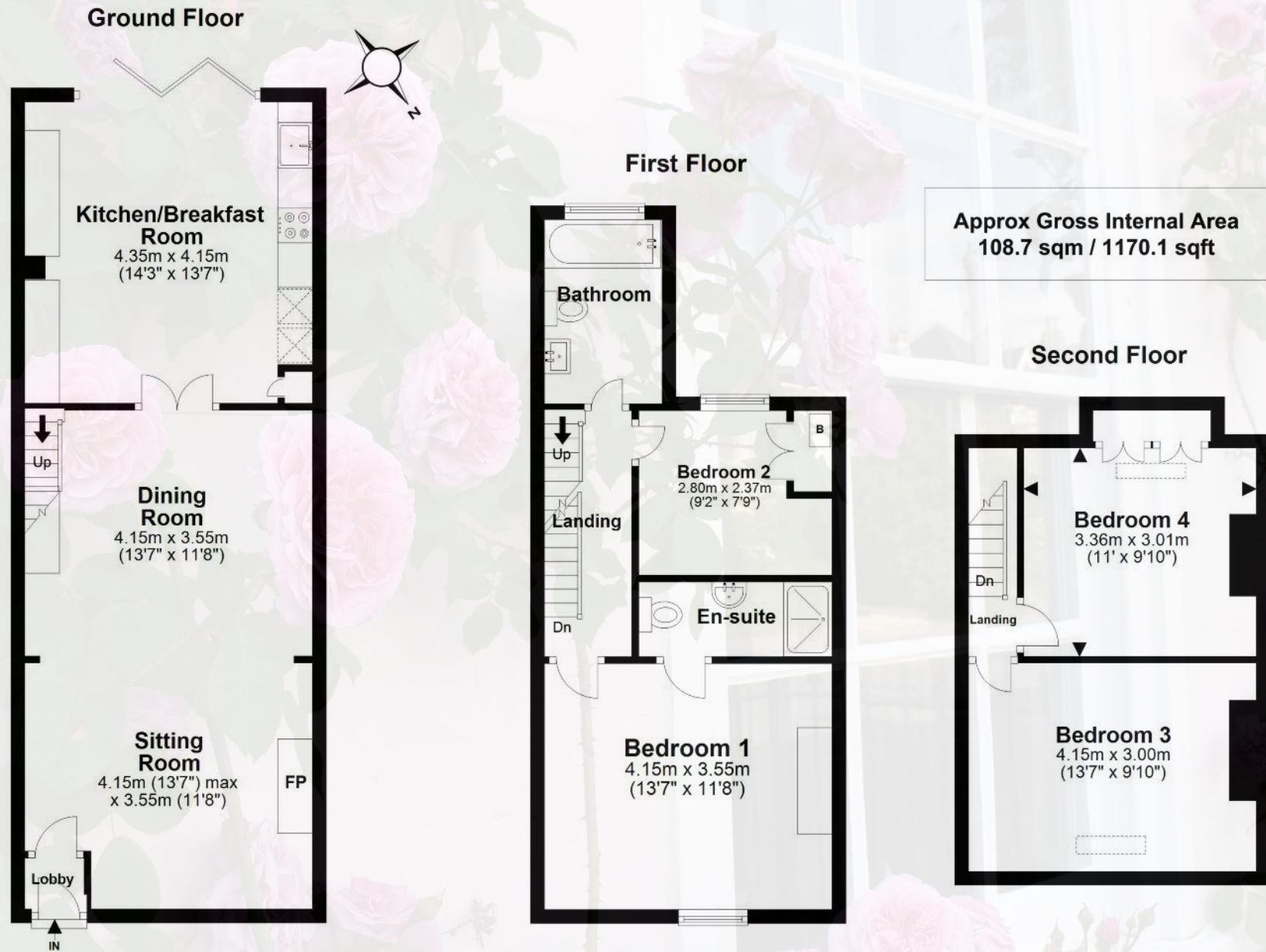


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.





## Grounds & Gardens

The pink house has a small area to the front of the property nestled behind attractive wrought iron gate and railings. The front door is framed with scented rambling roses providing a wonderful aroma. Permit parking is available in front of the house. The rear garden offers a sun drenched patio, wooden garden shed, and a selection of colourful evergreen plantings. The rear garden has been beautifully landscaped with a sunny raised terraced area ideal for entertaining.

## The Situation

The Georgian market town of Lympington offers cosmopolitan shopping and a picturesque harbour as well as two deep water marinas and outstanding sailing facilities. The town is surrounded by the natural beauty of the New Forest National Park. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

## Directions

From our office turn right and proceed to the top of the High Street. Continue around the one-way system, bearing right and pass Waitrose on your left. After 200 yards the property can be found on the left hand side. Permit parking is on the street in front of the property. By foot; proceed to the top of the High Street and bear right into Southampton Road. The property can be found on the opposite side of the street, where there is a row of brightly coloured terraced town houses.





## Services

Energy Performance Rating: D Current: 67 Potential: 85

Council Tax Band: D

All Mains Services Connected

## Points of interest

Waitrose Lymington	0.3 miles
Lymington Quay	1.0 miles
Priestlands Secondary School	0.8 miles
Walhampton (Private School)	1.4 miles
Brokenhurst Golf Club	4.2 miles
Brokenhurst Train Station	4.5 miles
Brokenhurst Tertiary College	4.7 miles

## Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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