



4 Ambleside Road

*Lymington, SO41 3QS*

SPENCERS  
COASTAL





*A beautifully presented three double bedroom semi detached house situated in one of Lymington's most desirable locations on the south side of the High Street.*

### The Property

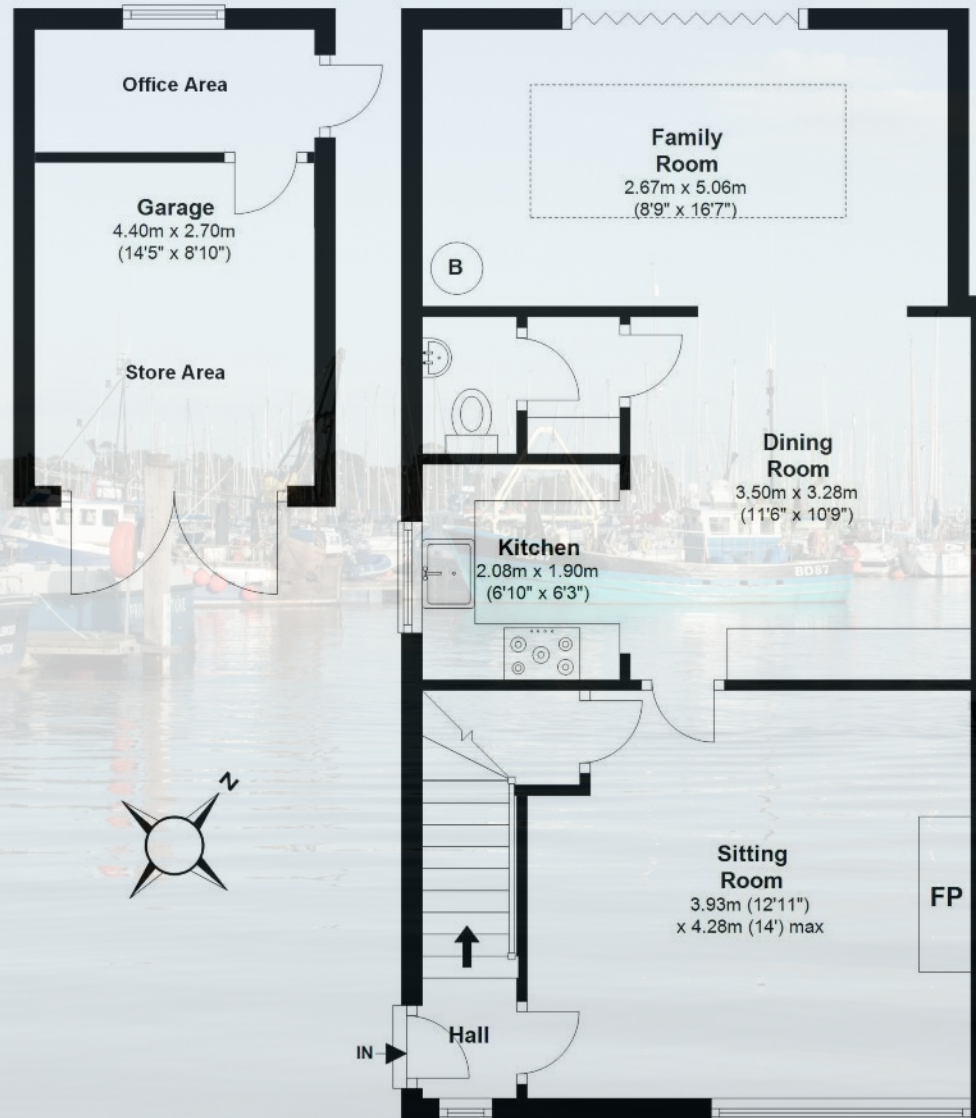
The entrance is to the side of the house and opens to the hallway with a door into to the sitting room, where there is a window to the front aspect and features an inset log burner. There is also access to a separate utility cupboard with space for a washing machine/tumble dryer. A door leads through to the open plan kitchen/dining/sitting room which has a range of fitted units and integrated appliances including a dishwasher, oven and four ring gas hob. This spacious room provides dining and a further sitting area with a log burner and bi-fold doors out to the rear garden. The sitting area also benefits from underfloor heating. Also accessed from the dining/sitting area is a utility space, with integral storage cupboards, which further leads onto a downstairs cloakroom with wc and wash hand basin.

**£625,000**



FLOOR PLAN

Ground Floor



Approx Gross Internal Area: 93.4 sqm / 1005.8 sqft

Garage: 11.9 sqm / 128.0 sqft

Total Approx Gross Area: 105.3 sqm / 1133.8 sqft

First Floor

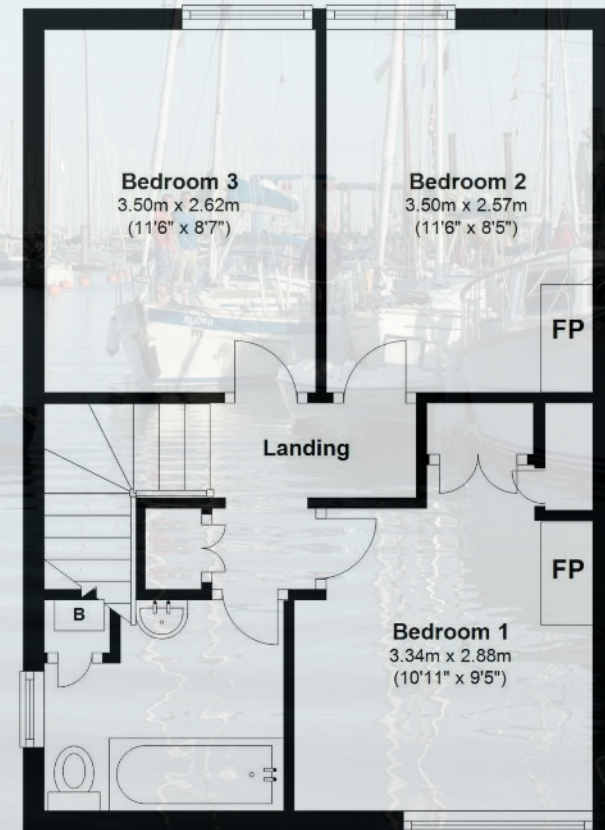


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



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*Within easy reach of the town centre, yacht clubs and marinas. The property offers ample parking, and a beautiful court yard garden.*

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### **The Property continued . . .**

The first floor landing has a loft access hatch and doors to the three double bedrooms and family bathroom. Bedroom one has a lovely view to the front aspect, a Victorian fireplace and a recessed area with fitted wardrobes. The second bedroom is of a good size and overlooks the rear of the house and garden.

The third bedroom also has a Victorian fireplace and window to the rear. The good size family bathroom completes the accommodation and comprises a storage cupboard housing the Worcester combi boiler, bath with shower over, wash basin and wc.

### **Directions**

From our office proceed up the High Street and turn left into Church Lane take the third turning on the right into Ambleside Road and the property can be found on the right hand side.



## Grounds & Gardens

A gravelled drive leads to the detached garage which has been split to provide storage and office space. There is a side access gate to the rear garden and a hedge to the side boundary. The rear garden is mostly laid to shingle with a small terraced area accessed from kitchen/dining/sitting room.



## Situation

The house is positioned on an attractive road in a prime part of the town and close to the Lymington River and vibrant high street with its range of restaurants, cafes and independent boutiques. Also within easy walking distance are the town's renowned sailing clubs, marinas, and wonderful coastal paths. Lymington is well connected to the capital with a branch line to Brockenhurst station where trains to London Waterloo take less than two hours. The New Forest National Park surrounds the town offering countless walks and cycle rides across beautiful and unspoilt countryside.



*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

### Services

Energy Performance Rating: D Current: 66 Potential: 82  
 Council Tax Band: D  
 All mains services are connected.

### Points of interest

Lymington Quay	0.4 miles
Waitrose Lymington	0.5 miles
Walhampton (Private School)	1.1 miles
Priestlands Secondary School	0.6 miles
Lymington Recreation Centre	0.6 miles
Lymington Hospital	1.1 miles
Brockenhurst Train Station	4.6 miles
Brockenhurst Tertiary College	4.8 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.



## LYMINGTON QUAY

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

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