



50 Bankhill Drive *Lymington SO41 9FF*

SPENCERS
NEW FOREST





A beautifully presented and extremely well designed house with both parking and a very attractive low-maintenance garden.

The Property

The house is a superb example of elegant styling and extremely well thought out use of space which combine to provide peaceful and practical accommodation over two floors. The interiors have been completely updated in recent years with both the kitchen and bathroom newly installed to a high standard. The front door opens to an entrance hall with stairs leading to the first floor and a door to the sitting room. The sitting room has a feature electric fireplace and leads to the open plan kitchen / breakfast room. The kitchen itself is beautifully fitted with a window overlooking the garden, a range of high and low level units, integral twin oven, gas hob, integrated fridge freezer and slimline dishwasher as well as an extremely practical breakfast bar with a door to the garden.

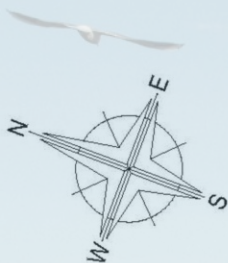
Upstairs there are two bedrooms. The main bedroom has excellent storage space in a large built in cupboard and an open wardrobe while the second bedroom overlooks the garden. There is a beautifully finished bathroom which features a bath with shower over.

£340,000





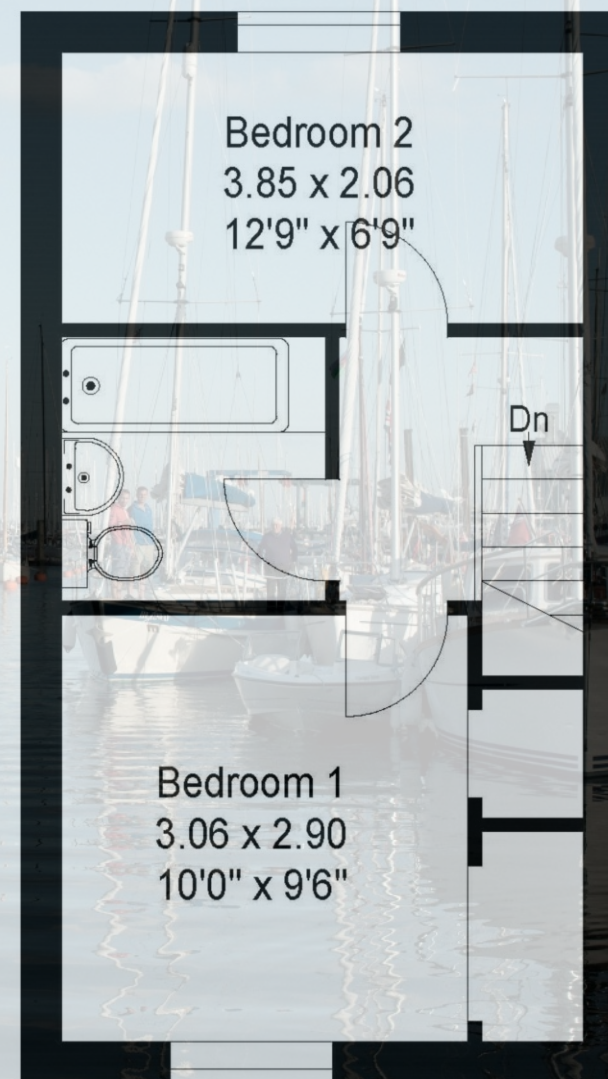
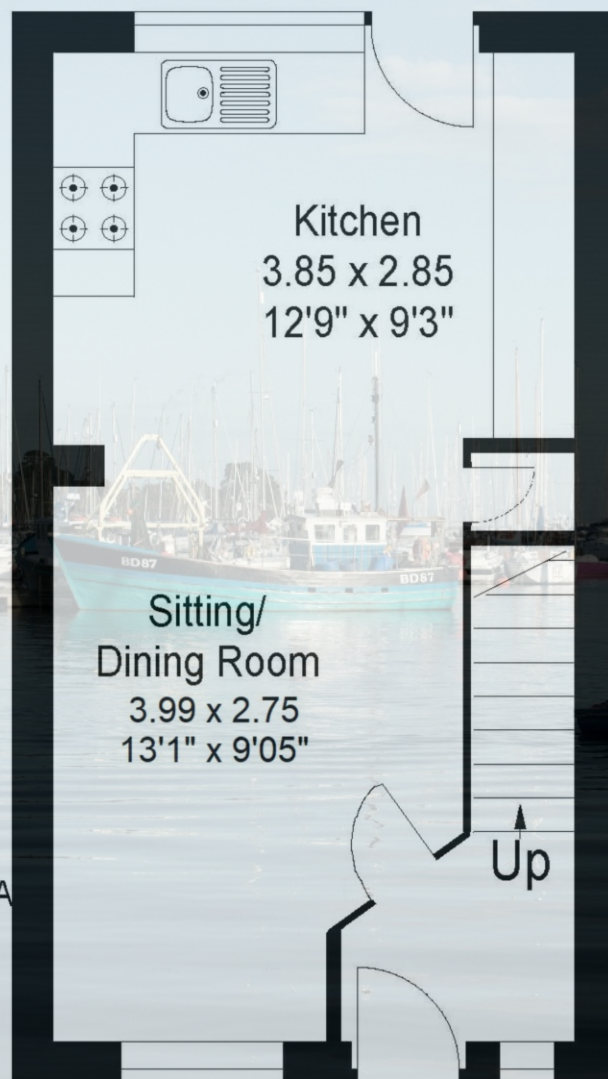
FLOORPLAN



Approximate
Gross Internal Floor Area
Total: 56sq.m. or 603sq.ft.

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NOT TO SCALE





The house is conveniently positioned less than a mile from Lymington High Street and station.

Grounds & Gardens

The house is approached via a private low maintenance front garden which leads to the front door. To the rear of the house is a very well presented garden with a paved terrace immediately to the rear of the house which provides the perfect space for entertaining or barbecues. There is a further area of garden laid to artificial grass beyond a feature raised bed with timber surrounds. At the far end of the garden is a further paved terrace and summer house perfectly positioned to catch the sun all day long. The garden also has a rear gate providing access to the road.

The Situation

Bankhill Drive is an attractive development on the edge of Lymington which is ideally positioned for access to Lymington High Street, the station and the open countryside to the north east of the town as well as the New Forest National Park beyond. Lymington is an extremely popular coastal market town with a vibrant high street offering independent boutiques, bars and restaurants. The town is renowned for its sailing facilities with several marinas sailing clubs. The station provides access to London Waterloo via Brockenhurst.



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

Services

Energy Performance Rating: C Current 74 Potential 92

Council Tax Band: C

All mains services connected

Directions

From Lymington High Street head downhill and turn left at the bottom onto Gosport Street. Proceed straight over the mini roundabouts and after about half a mile take the turning on the left into Bankhill Drive. Continue straight up this road and right at the end take the fork to the right. The house will be found on the right hand side.

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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