



# 44 Spartina Drive

Lymington • SO41 9FE









Est.1988

## 44 Spartina Drive

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A well presented one bedroom house with the benefit of a parking space and private garden, located on a popular development within easy reach of Lymington High Street. The property would make an ideal first time buy or buy to let investment and is offered for sale with no forward chain.



#### **Key Features**

- Sitting/dining room with open tread wooden staircase leading to the first floor
- Double bedroom
- Enclosed private garden with two sheds
- Located within a popular development within easy reach of Lymington High Street and local amenities
- Would make an ideal buy to let investment or first time buy

- Kitchen
- Bathroom
- Allocated parking
- Offered for sale with no forward chain
- EPC Rating: E









Est.1988

## Description

Located on this popular development within walking distance of Lymington High Street, this one bedroom house has the benefit of allocated parking, a private garden and is offered for sale with no forward chain. The property would make an ideal first time buy or investment property.

Front door leading into the hallway, with arch through to the sitting/dining room. Open tread wooden staircase leading to the first floor, window to the front aspect and opening through to the kitchen, which has a range of floor and wall mounted cupboard and drawer units with worktop, tiled splashbacks, inset stainless steel single bowl and drainer sink unit, inset four ring gas hob with electric oven under and extractor hood over. Space and plumbing for washing machine and space for under counter fridge/freezer and a window to the front aspect.

First floor landing with large storage/airing cupboard with sliding doors, housing the hot water cylinder. Hatch giving access to the loft space. Double bedroom with window to the front aspect. Bathroom with panelled bath unit with taps and shower attachment over. WC, wash hand basin, part tiled walls and obscure window to the front aspect.

Outside to the front of the house there is an area of lawn with various shrubs and an allocated parking space. Pedestrian gate leading to the private enclosed garden which is paved and has an area of lawn, providing ample space for patio furniture, washing line, plant pots etc. There are two useful sheds and the garden boundaries are fenced and walled.

Spartina Drive is a popular development in Lymington and is in close proximity to Lymington Hospital, Buckland Rings nature reserve, Lymington Train Station, the town centre and also multiple local pubs/restaurants. Lymington Georgian Market Town has many independent shops, picturesque cobbled streets leading to the quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park, Keyhaven salt marshes and Milford on Sea beaches. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

### Floor Plan

GROUND FLOOR 20.7 sq.m. (223 sq.ft.) approx.

HALL

SITTING/DINING

ROOM

3.69m x 3.64m

12'1" x 11'11"

1ST FLOOR 19.6 sq.m. (211 sq.ft.) approx.















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