



57 South Street

Pennington, Lymington, SO41 8DY

SPENCERS
COASTAL





This beautifully renovated 1920s detached property offers three spacious bedrooms and is situated within walking distance of Lymington High Street. The home has been upgraded to a high standard throughout, featuring a generously sized open-plan kitchen and dining room, ample parking, and a charming garden.

The Property

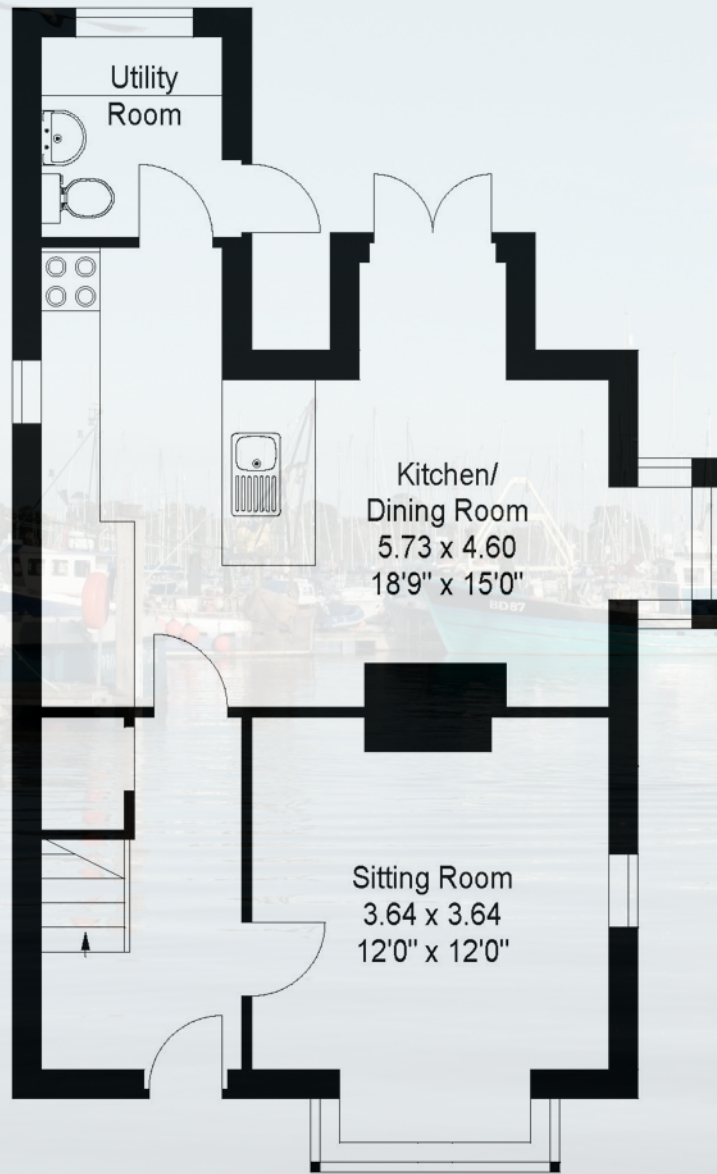
Upon entering, you're greeted by a covered porch that leads into an elegant entrance hallway with marble flooring. The hallway provides access to the first-floor staircase, a cozy living room to the right, and the expansive kitchen dining room with a utility room located at the rear of the house.

The living room boasts a bay window overlooking the front garden and driveway, with an open fireplace serving as a lovely focal point. The spacious open-plan kitchen and dining room are attractively fitted with a range of floor-standing and wall-mounted cupboards and drawers, including a large larder cupboard.

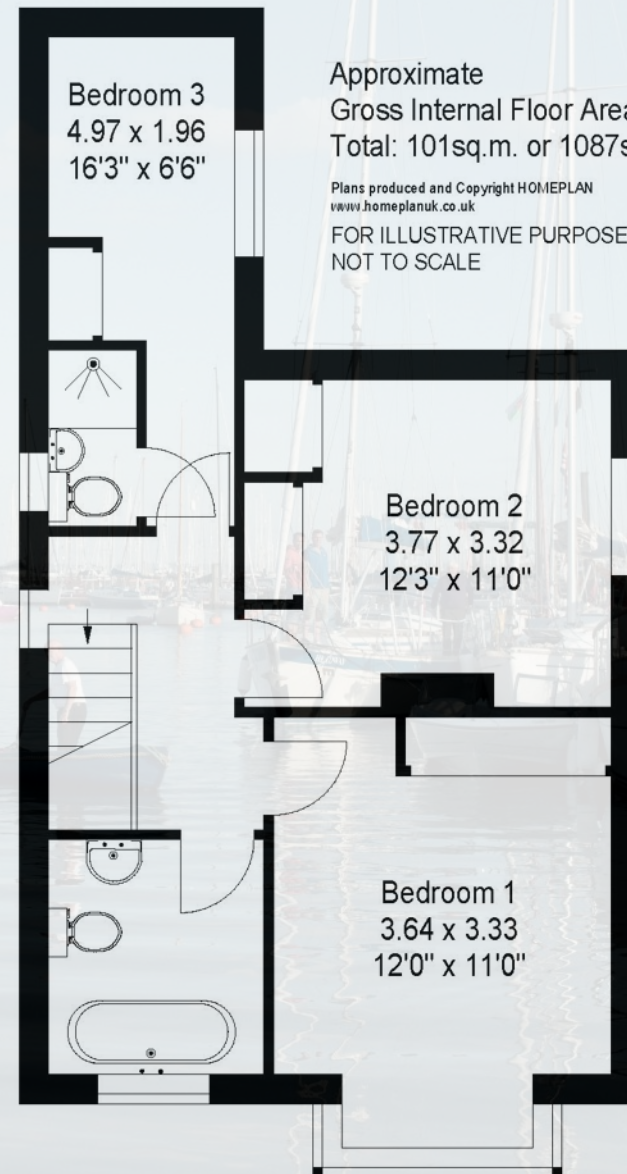
£720,000 Guide Price



FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 101sq.m. or 1087sq.ft.

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NOT TO SCALE



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Schools for all age groups are within walking distance from the property.

The Property Continued...

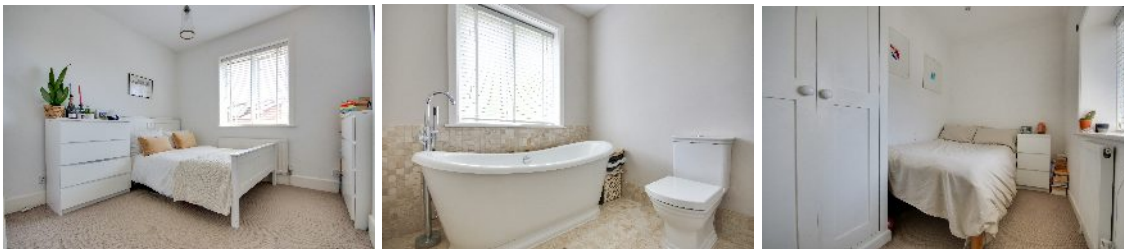
The kitchen features a four-ring induction hob with an oven below, an integrated fridge freezer, a dishwasher, and an island unit with a breakfast bar. A door from the dining area leads directly onto the patio, seamlessly blending indoor and outdoor living.

On the first floor, you'll find three well-proportioned bedrooms. The master bedroom, located at the front of the house, includes a bay window and built-in wardrobes. The second bedroom is also generously sized and benefits from an ensuite shower room. The third bedroom, situated at the rear of the property, includes built-in wardrobes. The family bathroom is attractively appointed with a freestanding bath, WC, washbasin, tiled floor, part-tiled walls, and a towel rail.



Directions

From our office in Lymington turn right and proceed up to the top of the High Street to the one-way system. Upon entering the one way system keep left and proceed to the roundabout, take the second exit and then after some 200 metres take the second right into South Street and the property can be found on the right hand side after around 150 - 200 metres.





Grounds & Gardens

Approached via a gravel driveway, the property offers ample off-street parking for three to four cars. The front garden is thoughtfully divided by a lush hedge, creating a sense of seclusion. An inviting lawn leads to a gravel pathway, guiding you to the front door. The rear garden is a beautifully landscaped. A paved terrace adjacent to the property provides an ideal space for outdoor dining and relaxation. Beyond the terrace, a well-maintained lawn is framed by mature trees, plants, and hedges, offering both tranquillity and a high degree of privacy.



The Situation

The property is located within easy reach of the town centre and is also close to the village of Pennington, where there is a general store with Post Office and a Tesco's Express, as well as an excellent leisure centre with swimming pool. Approximately 1 mile west is the centre of the picturesque Georgian market town of Lymington, which is famed for its attractive High Street, river, deep water marinas and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has an efficient mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.



Services

Tenure: Freehold

Council Tax - E

EPC - D Current: 56 Potential: 75

Property Construction: TBC

Utilities: Mains gas/electric/water/ drainage

Heating: Gas central heating

Broadband: Superfast broadband with speeds of up to 80 mbps is available at this property (ofcom)

Mobile signal / coverage: No known issues, please contact your provider for further clarity

Conservation Area: No

Flood Risk: No risk

Parking: Private driveway

Important Information

Spencers of Lymington 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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