



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

14 Broad Lane

Lymington • SO41 3QP



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Located south of Lymington High Street, this charming and well presented two double bedroom semi-detached Edwardian cottage dates back to 1905 and benefits from a good size south west facing garden, has off street parking available and a useful garden office/studio. The property is within easy walking of the High Street, Marinas and all local facilities and is offered for sale with no forward chain.



2



1



£500,000

Key Features

- Sitting room with feature wood burner
- Dining room with feature open fireplace
- Garden office/studio, ideal to work from home
- Located on the popular south side of Lymington High Street within easy reach of the marinas, sailing clubs and the sea wall which enjoys views to the Isle of Wight
- EPC Rating:D & Council Tax Band:C
- Well equipped kitchen
- Sunny south westerly facing rear garden
- Off street parking available
- Offered for sale with no forward chain
- Two first floor double bedrooms and first floor family bathroom

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Description

This well presented two double bedroom semi-detached Edwardian cottage offers well presented accommodation throughout and benefits from a garden office/studio, off road parking available and a good size south westerly rear garden. The property is located south of Lymington High Street within walking distance of the Marinas and High Street and the property is offered for sale with no forward chain.

Front door to the side of the house leading into the hallway with stairs leading directly up to first floor. Door to the left into the sitting room which has a chimney breast with exposed brickwork, inset wood burner, hearth and wooden mantelpiece over. Double glazed sash window to the front aspect. Off the hallway to the right is a door leading into the dining room which has a chimney breast with exposed brickwork, open fireplace with hearth and wooden mantelpiece over. Understairs storage cupboard, wooden flooring and double glazed sash window to the rear aspect, overlooking the garden. From the dining room, there is door into the kitchen with a range of wall mounted shaker style cupboards with glass fronted doors and additional open shelving, with floor mounted cupboard and drawer units with wooden worktop over and tiled splashbacks. Inset stainless steel single bowl and drainer sink unit with mixer tap over. Inset four ring gas hob with built-in electric oven under and extractor hood over. Space and plumbing for washing machine, space for under counter fridge/freezer, wall mounted gas fired central heating boiler, tiled floor, double glazed windows to the side and rear aspect, overlooking the rear garden. Double glazed door to the side aspect leading outside to the rear garden.

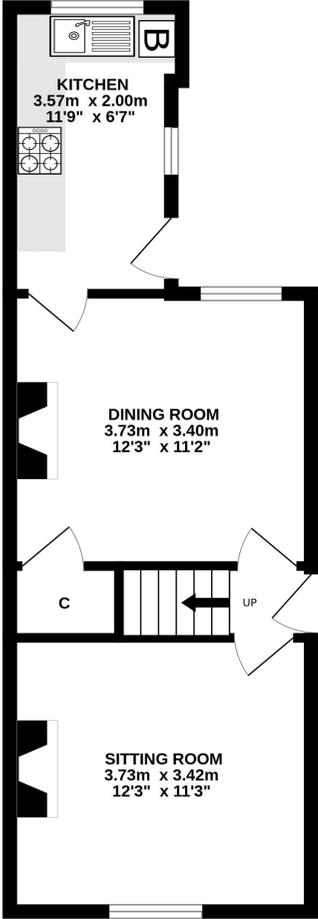
First floor landing with feature wrought iron fireplace. Master bedroom with range of built-in wardrobes and cupboard, feature wrought iron fireplace and double glazed sash window to the front aspect. Double bedroom two with double glazed sash window to the rear aspect. Family bathroom with suite comprising a panelled bath unit with corner mixer tap, mixer shower and glass shower screen. Low level WC with push-button flush, pedestal wash hand with mixer tap, tall chrome heated towel rail, part tiled walls, obscure double glazed window to the rear aspect. Outside to the front, there is off street parking available. The front garden is enclosed with a low wooden picket fence and gate, with an area of lawn with

various borders and well established mature shrubs. Paved path leading down the side of the house, with pedestrian wooden gate leading to through to the rear garden. The rear garden enjoys a sunny south westerly aspect. There is a paved patio area adjacent to the rear of the property with space for patio furniture. Outside tap. Step up to the lawned area to the left, with a paved path to the right hand side leading down to the bottom of the garden and the garden office/studio. The boundaries are fenced to all sides and there various borders and mature shrubs and trees. The garden office/studio has power and light with inset ceiling spotlights, is insulated and is connected to broadband with armoured data cable. There are double doors to the front, a large full height window to the right hand side and smaller high window to the side. There is pedestrian access down the side of the studio.

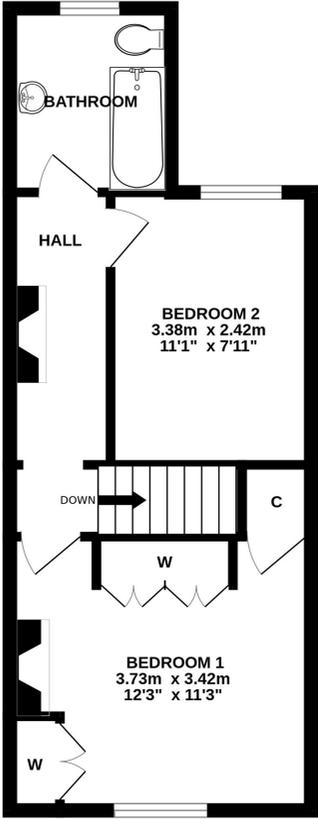
The property is within an easy short walk of Lymington High Street and in close proximity of the sailing clubs, marinas and the sea wall footpath with views over to the Isle of Wight. The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. 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

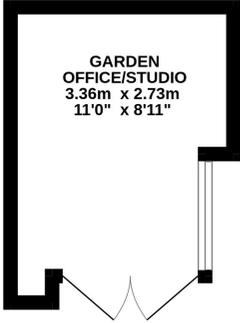
GROUND FLOOR
34.9 sq.m. (376 sq.ft.) approx.



1ST FLOOR
32.5 sq.m. (350 sq.ft.) approx.



OUTBUILDING
8.9 sq.m. (96 sq.ft.) approx.



TOTAL FLOOR AREA : 76.4 sq.m. (822 sq.ft.) approx.
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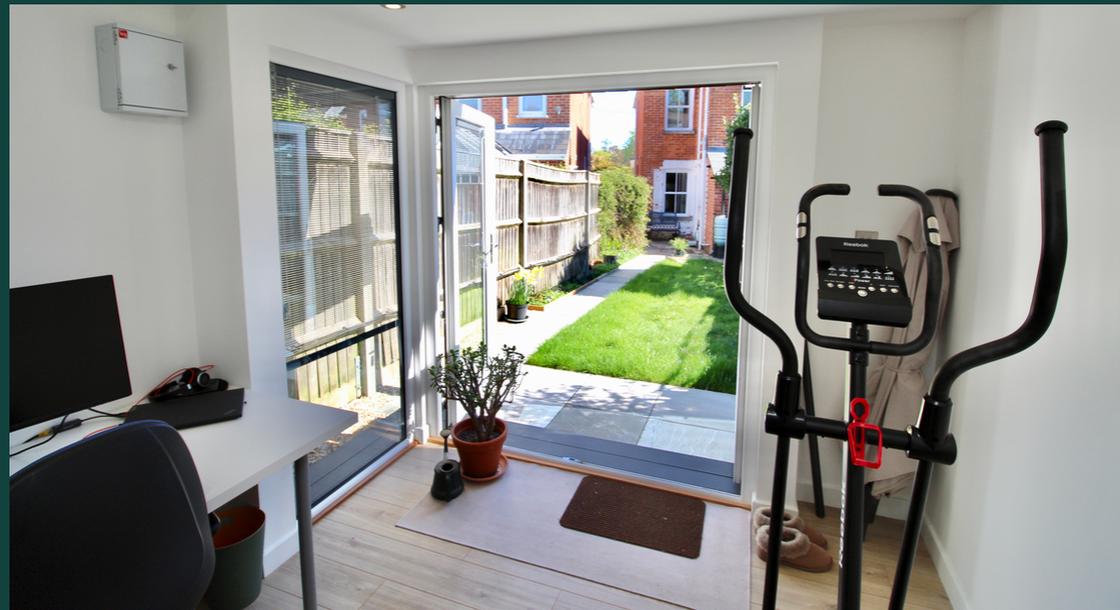
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For more information or to arrange a viewing please contact
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