



3-5 Stanley Road *Lymington, SO41 3SJ*

SPENCERS
COASTAL



An attractive pair of twin 5 bedroom, 3 story semi detached Edwardian houses located in a prime position to the south of Lymington High Street and within a short walk of the Yacht Club & Marinas. The properties are on separate Titles with number 3 having a driveway, double garage and exceptional garden with number 5 having the potential to create off road parking and a good sized plot. The combined gardens offer the potential to build an additional dwelling subject to planning.

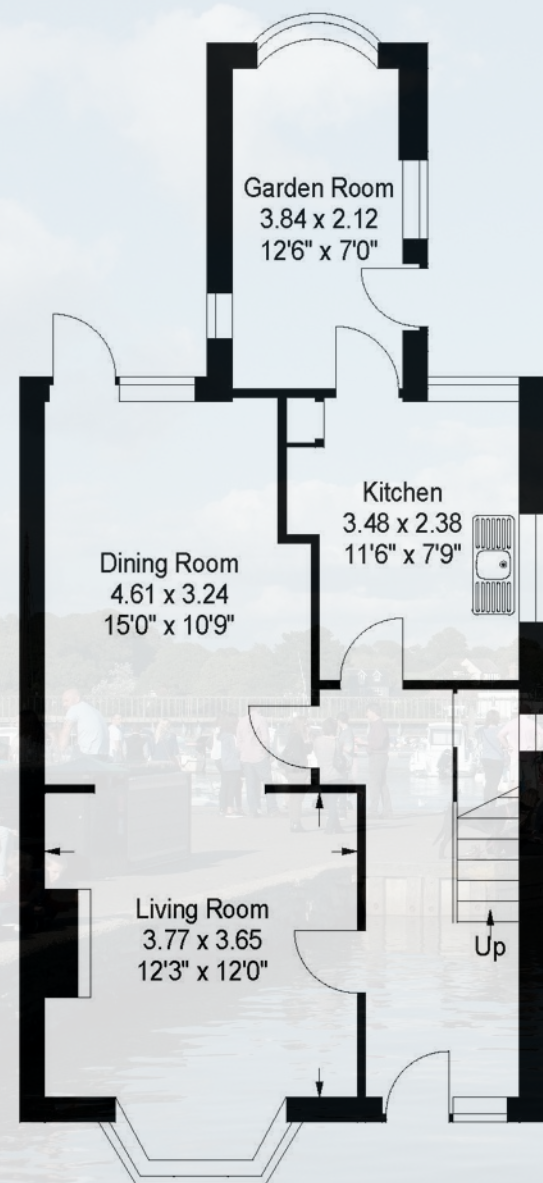
5 Stanley Road

The property offers an abundance of period features including the original front door and stained glass windows. The main entrance hallway, with stairs leading to the first floor and doors to all main ground floor reception accommodation, offers a welcoming space. The living room with high ceilings and a south facing bay window offers a light and bright space and boasts original wood flooring throughout. An archway leads through to the dining area which enjoys views and door access into the rear garden. The kitchen is in need of modernising and would benefit from opening up into the dining room. There is an under stairs cloak room and a snug room with a pretty bay window and views over the rear garden. The bedrooms are located over two floors with the main bedroom being at the front of the property. The double bedroom benefits from the natural light from the south facing window as well as built in wardrobes. There is a further double and single bedroom on this floor with views over the rear garden. All bedrooms are serviced by the family bathroom. The loft has been converted and provides two further bedrooms or a useful home office space.

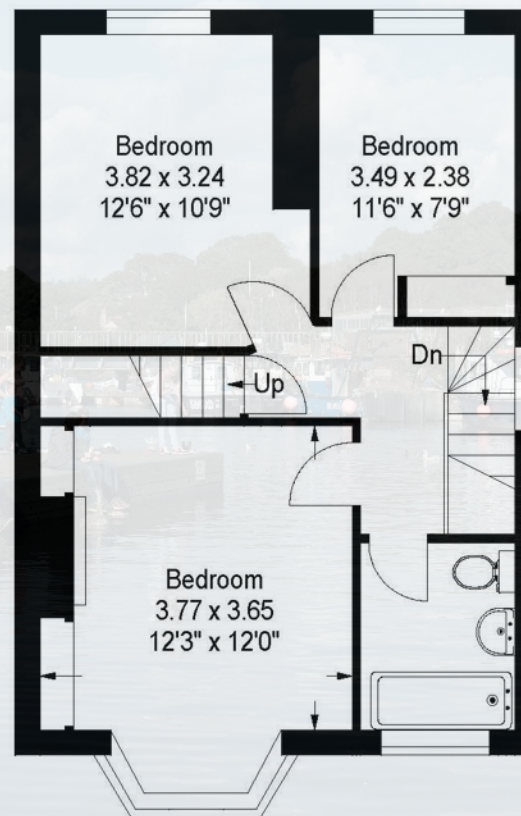


£2,200,000

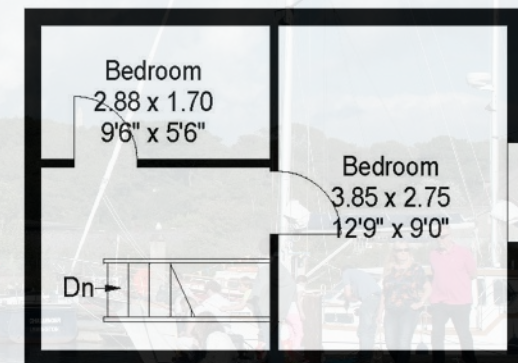
10 7 2



Ground Floor



First Floor



Second Floor

Approximate
Gross Internal Floor Area
Total: 128sq.m. or 1378sq.ft.

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NOT TO SCALE



The properties would benefit from some modernisation and are also available individually as number 3 (£950k) , number 5 (£950k) and the separate building plot (£550k).

3 Stanley Road

The property now requires modernising but still offers spacious and original period features. The hallway with under stairs storage leads through to the dated kitchen area with a breakfast sun room, separate dining room over looking the rear garden and a spacious lounge to the front. There are three double bedrooms on the first floor with the family bathroom which now requires updating. Stairs continue to second floor with two further bedrooms.

The loft on both properties have been converted and provides two further bedrooms or a useful home office space. The landing on the top floor has a door connecting each house.



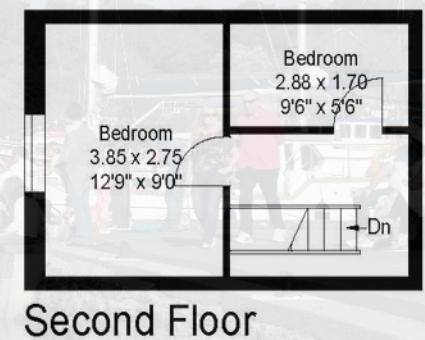
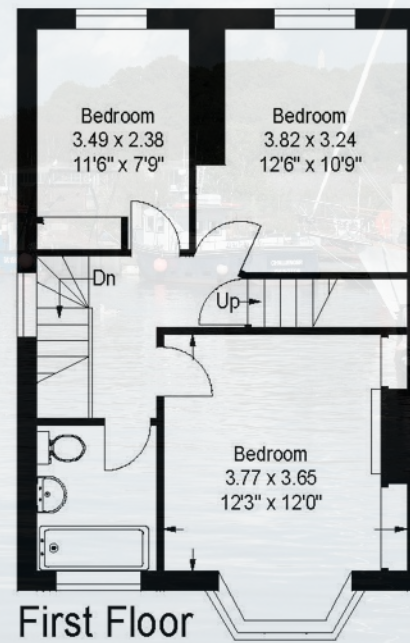
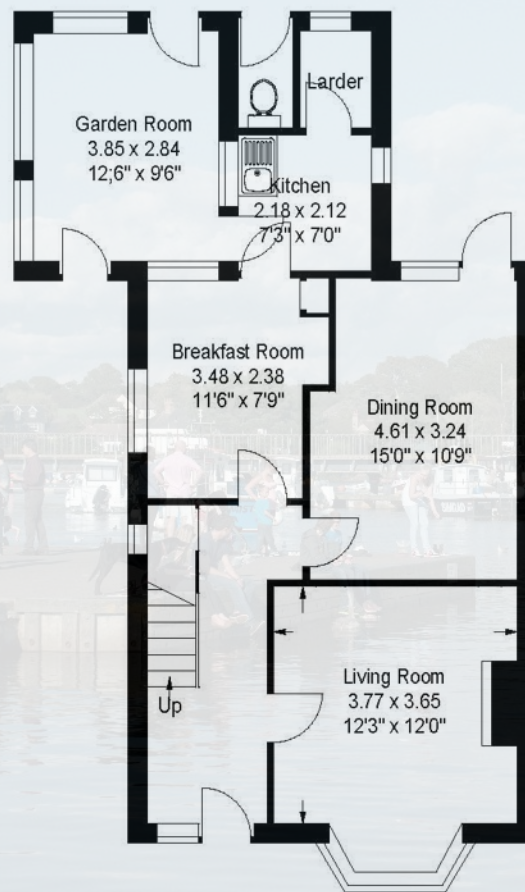
Situation

Stanley Road is a most sought after location to the south of the High Street and within minutes of the marinas and sailing clubs of the Georgian market town of Lymington. This cosmopolitan town also offers diverse shopping facilities, a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

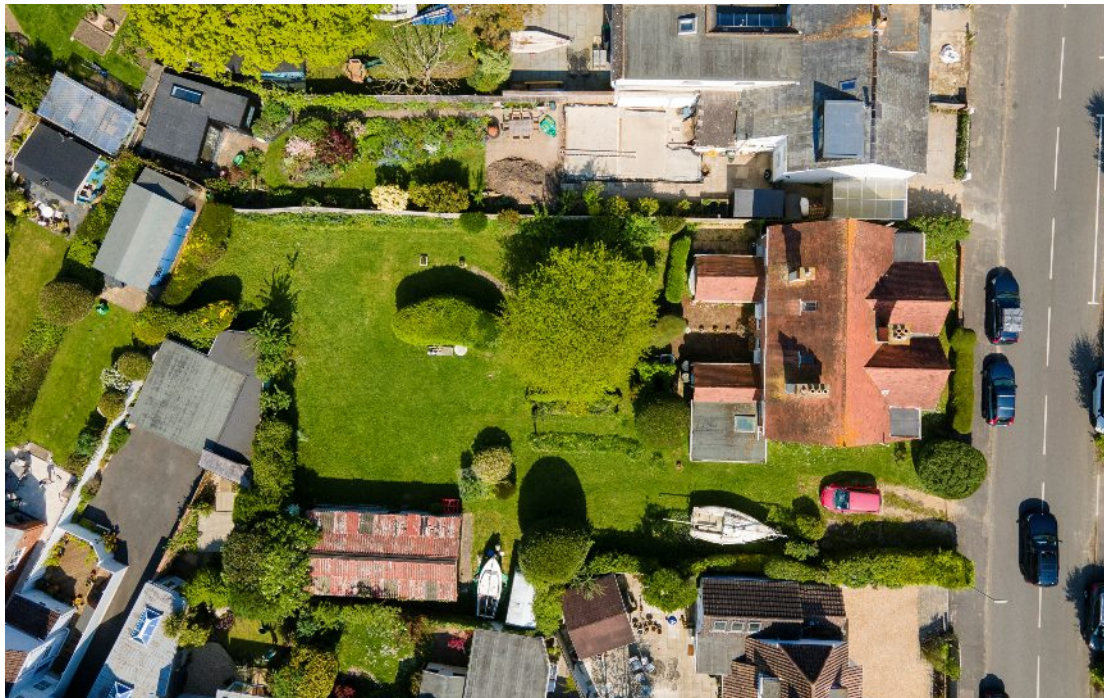
Approximate
Gross Internal Floor Area
House: 139sq.m. or 1496sq.ft.
Garage: 48sq.m. or 517sq.ft.

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Grounds & Gardens

The property is positioned behind a low brick wall with a pretty lawned front garden. The combined gardens total an area of approximately a third of an acre with number 3 having three quarters of the rear land, a driveway, double garage, large storage shed, fruit trees and patio. 5 has a patio, oak tree, mature hedging and a lawn approx 100 ft in depth.

Directions

From our office proceed up the High Street and take the first turning left into Church Lane. After some distance proceed straight on into Broad Lane and at the end turn left into Stanley Road. The property can be found a short distance on the left hand side.

Services

5 Stanley Road

Energy Performance Rating: E Current: 41 Potential: 78

Council Tax Band: C

3 Stanley Road

Energy Performance Rating: F Current: 31 Potential: 75

Council Tax Band: E

All mains services are connected.

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.

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

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