



14 Rowans Park

*Lymington, SO41 9GD*

SPENCERS  
COASTAL









*A modern, spacious three bedroom mid terrace home, within walking distance of Waitrose and the top of the high street.*

## The Property

Entrance porch opens in to the wide and spacious hall with stairs to the first floor, under stairs cupboard and a large ground floor cloakroom. The hallway nicely flows through to the bright and colourful living room which has lovely views across the communal green to the front, feature fireplace and an open plan dining area with double doors to the rear garden. The kitchen is fitted with a range of quality cupboards and units with fitted worktops, gas range, free standing fridge, plumbing for washing machine and dishwasher.

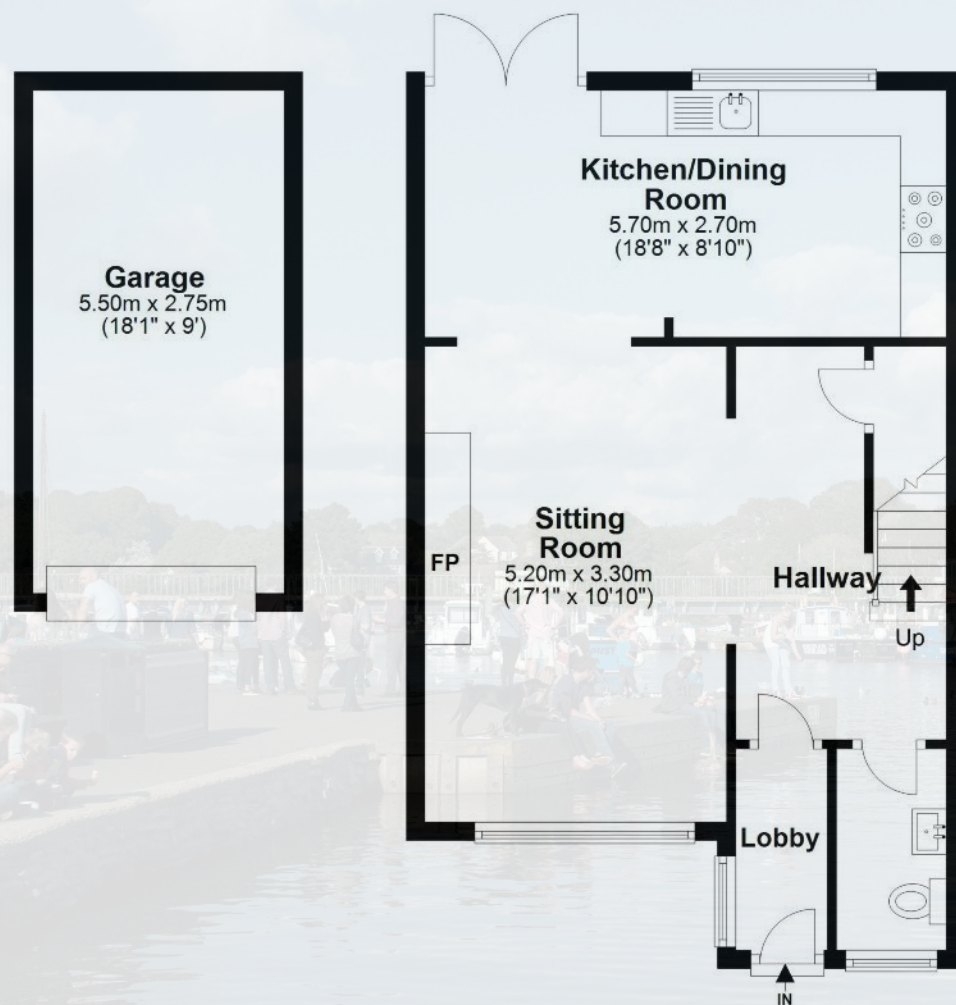
**£395,000**

 3  1  1

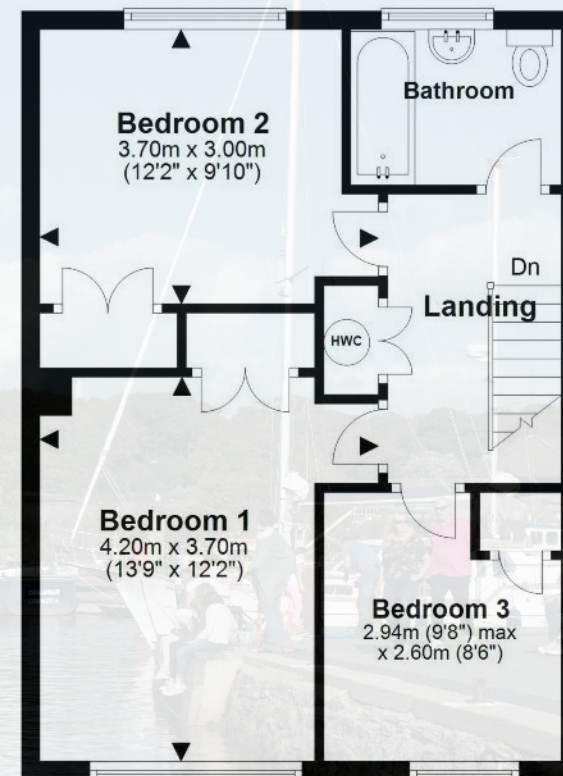


## FLOORPLAN

### Ground Floor



### First Floor



#### Approx Gross Internal Areas

House: 94.8 sqm / 1020.0 sqft

Garage (in separate block): 15.2 sqm / 163.6 sqft

**Total Approx Gross Area: 110.0 sqm / 1184.0 sqft**

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.





“

*Spacious lounge, fitted kitchen, walled courtyard garden, well maintained communal gardens and a garage.*

---

### The Property continued . . .

The first floor landing has a loft access and an airing cupboard housing a hot water tank. The master bedroom is a particularly good size double room with built-in wardrobe and views across the garden. Bedroom two is also a good sized double with built-in wardrobe and east facing views. Bedroom three is a single room with a fitted cupboard. The contemporary and stylish white bathroom suite completes the accommodation.

### Situation

Rowans Park is a small leafy development with mature tree lined roads. There are landscaped, well maintained communal gardens surrounding the houses and over which this house has attractive views from its sitting room and master bedroom. The house is superbly positioned for the facilities of Lymington including the vibrant Georgian high street which caters for most daily requirements and just around the corner is a Waitrose supermarket. Lymington is well regarded as a centre for sailing and the New Forest is on the doorstep with glorious country walks.





## Grounds & Gardens

There is an open plan front garden with lawned area with path and steps leading to the front door. The walled rear garden has been designed to be of low maintenance with a lovely sunny paved patio area. A single garage with up and over door is in the nearby block as well as ample visitor parking.

## Directions

From the office drive to the top of the High street and bear left at the one way system, turn immediately right into Highfield and then first left into Rowans Park. At the end of the road turn right and the house can be found at the end of the cul de sac on the right hand side overlooking the green.



## Property Video

Point your camera at the QR code below to view our professionally produced video.







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

## Services

Energy Performance Rating: D Current: 56 Potential: 83  
Council Tax Band: D  
Maintenance Charge: Approximately £555.00 per annum  
All mains services are connected.

## Points of interest

Lymington Quay	1.1 miles
Waitrose Lymington	0.2 miles
Walhampton (Private School)	1.7 miles
Priestlands Secondary School	0.7 miles
Lymington Hospital	1.7 miles
Brockenhurst Train Station	4.8 miles
Brockenhurst Tertiary College	5.1 miles
The Pig	5.7 miles

## 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:  
74 High Street, Lymington, SO41 9AL  
T: 01590 674 222 E: [lymington@spencersnewforest.com](mailto:lymington@spencersnewforest.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)