



Cadiz Cottage

78 Gosport Street, Lymington, SO41 9BD

SPENCERS
COASTAL





The Property

A two bedroom semi detached cottage conveniently located in the centre of Lymington, close to the Town Quay and the amenities of Lymington's famous Georgian High Street. The property has been a successful long term rental and offers spacious accommodation retaining some of the original Victorian features. A superb feature of the property is the open plan lounge/dining room. There is a small enclosed patio and a residents parking permit is available for on street parking.

Steps lead to the front door, with the front door opening into a bright hallway with wood floors. The lounge/diner is a spacious and inviting room with a feature brick fireplace and built-in storage. Sliding doors offer a view of the rear courtyard, creating the perfect ambiance for relaxation or entertaining. The well-designed kitchen features a range of work tops and cupboard units, providing ample space for storage. It is fitted with a range-style cooker and all of the usual kitchen white goods, ensuring all your cooking needs are catered for. A staircase leads to the first floor where the master bedroom is a spacious and light room, featuring a large window with a view of the front aspect. Bedroom two is also a generously sized double room with views over the rear patio. Both rooms are well-appointed, providing a peaceful family home. The bedrooms are comfortably serviced by the family bathroom, which comprises a bath with shower over, low-level W.C, and a wash hand basin.

Grounds & Gardens

The rear patio area accessed from the lounge has been thoughtfully designed with ease of maintenance in mind and is predominantly paved, making it the perfect space for outdoor relaxation and alfresco dining.

£350,000

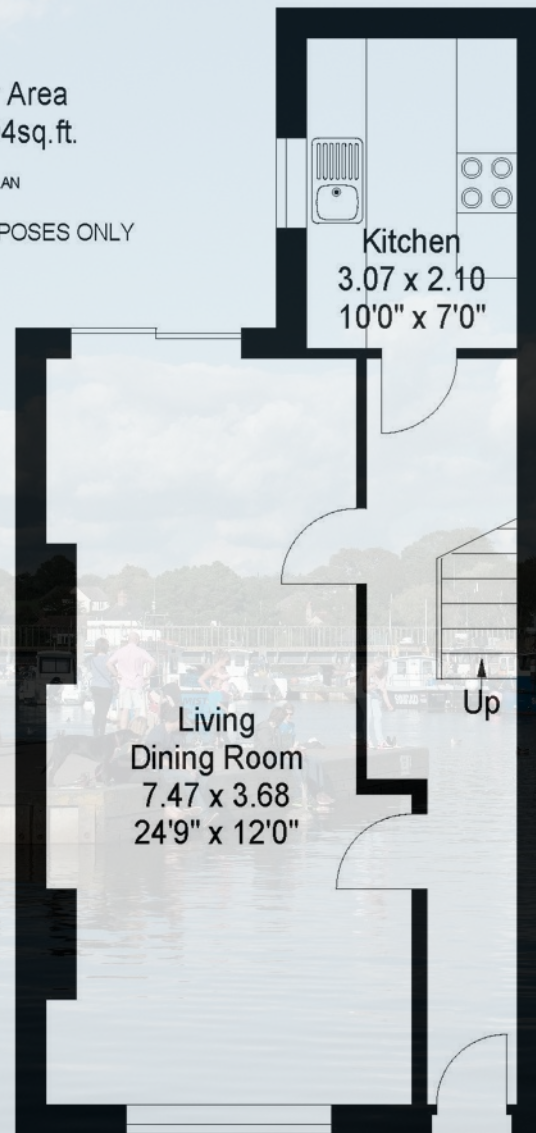


FLOOR PLAN

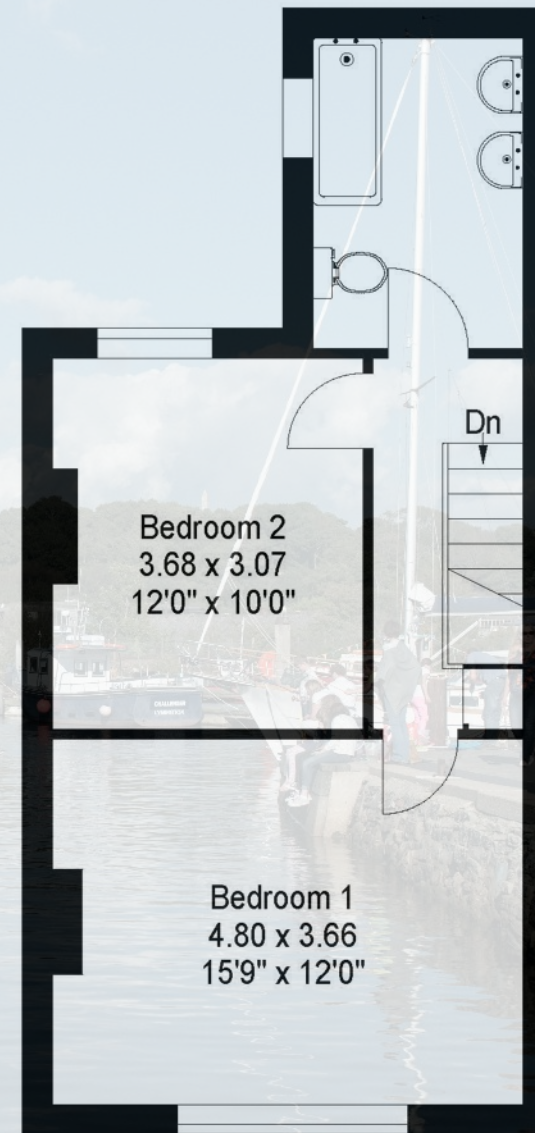
Approximate
Gross Internal Floor Area
Total: 84sq.m. or 904sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

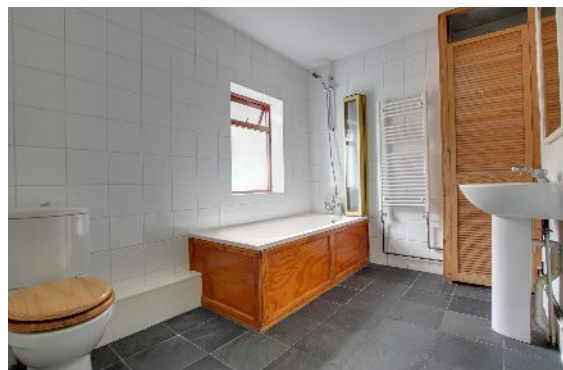
FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Ground Floor



First Floor



The Situation

The Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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 also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.

Services

Energy Performance Rating: D Current 55 Potential 84

Council Tax Band: C

All mains services connected

Directions

From our office proceed down the High Street and at the bottom follow the road around into Gosport Street where the property can be found on your left approximately a ¼ of a mile along.

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@spencerscoastal.com

www.spencerscoastal.com