



5 STANLEY ROAD • LYMINGTON • SO41 3SJ

£999,950

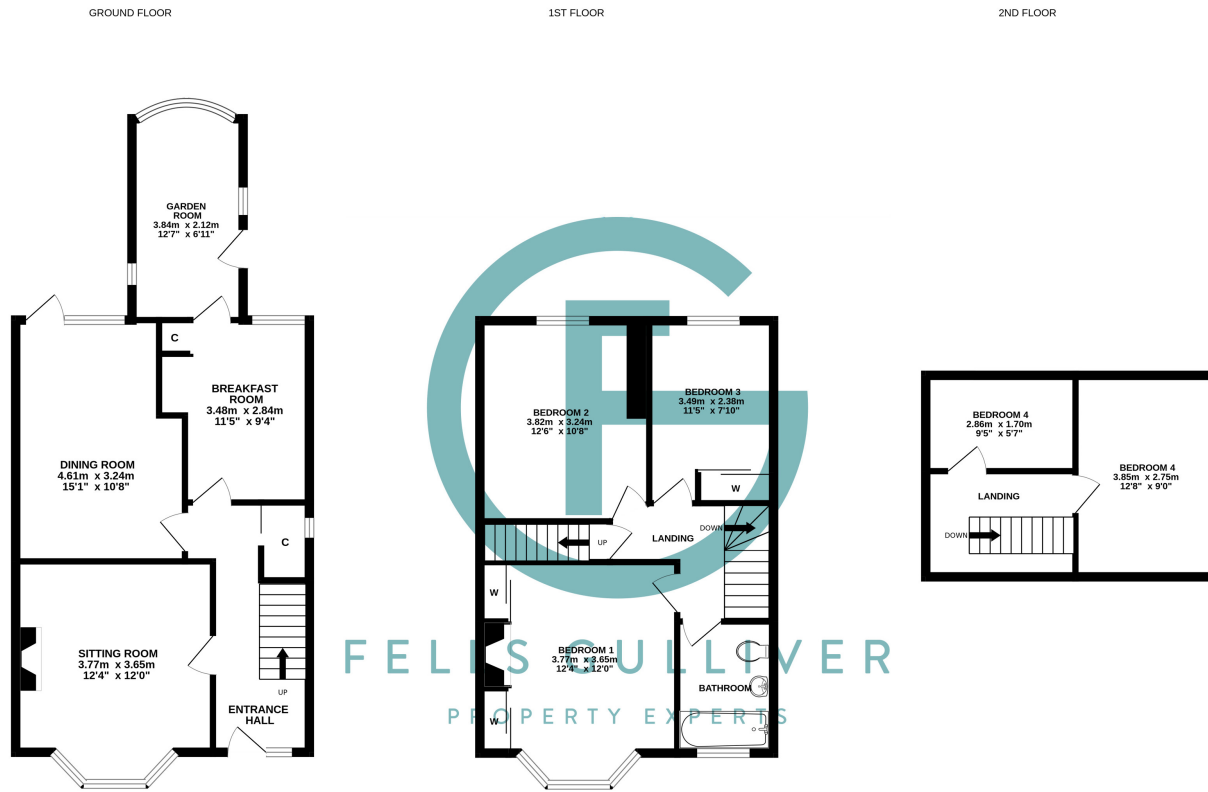
Located on the favoured south side of Lyminster High Street, this five bedroom semi-detached house with sizeable garden offers scope for modernisation and has the unique opportunity to purchase the adjoining house as well, both of which have been in the same family for many years.



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PROPERTY EXPERTS





TOTAL FLOOR AREA: 128.0 sq.m. (1378 sq.ft.) approx.  
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## Property Specification



- Kitchen in need of modernisation
- Garden room/office
- Living room opening through to the dining room
- Three first floor bedrooms and bathroom
- Two second floor bedrooms and connecting door through to the adjoining house
- Sizeable garden
- Located in a popular road, on the favoured south side of Lymington High Street
- Unique opportunity to also purchase the adjoining house
- Scope for updating and modernisation throughout

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         | <b>78</b> |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> | <b>41</b>               |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC |           |



# Description

This rarely available five bedroom semi-detached house with garden is located on the favoured south side of Lymington High Street in one of the town's most popular roads. The property offers scope for updating and modernisation and also offers the unique opportunity to buy the adjoining house.

Front door leading into the entrance hall with stairs rising to the first floor with under stairs storage cupboard. Spacious sitting room with feature fireplace and bay window to the front aspect. Open plan through to the dining room with window to the rear aspect and pedestrian door leading outside. Dated kitchen with windows to the side and rear aspect and door leading into the garden room with views over the rear garden and pedestrian door to the side aspect leading out to the rear garden.

First floor landing with stairs rising to the second floor. Master bedroom with feature fireplace with built-in wardrobes with sliding doors and a bay window to front aspect. Bedroom two with window to the rear aspect. Bedroom three with built-in wardrobe with sliding door and window to the rear aspect. Bathroom which requires updating, comprising a bath unit with taps, wash hand basin with taps, w.c. and window to the front aspect.

Second floor landing has a connecting door with the adjoining house. The loft space on the second floor has two further bedrooms/useful home office space.

The property is positioned behind a low brick wall with a pretty lawned front garden. There is a sizeable lawn to the rear of the property with various mature shrubs, borders and trees.

The property is within an easy short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops and the picturesque Quay. 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.







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