



23 Grafton Gardens

*Lymington, SO41 8AS*

SPENCERS  
COASTAL





*A spacious and well-presented three bedroom mid terrace house set on a sought after cul de sac with a double garage and lovely low maintenance rear garden.*



### The Property

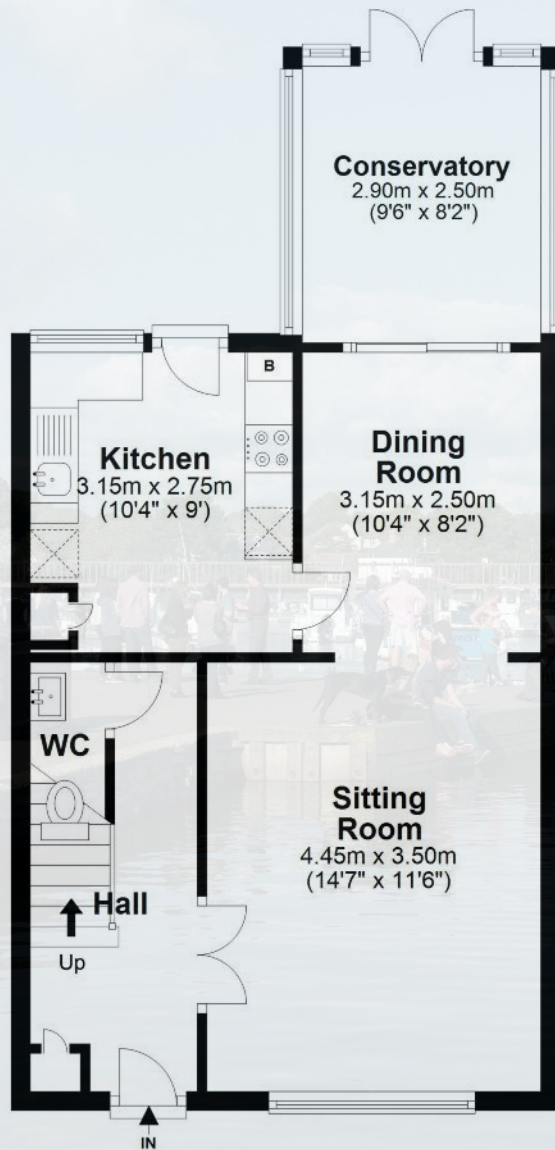
On entering the property there is a welcoming hallway with meter cupboard and cloakroom under the stairs. Glass doors open into the south west facing living room with large bay window to the leafy front aspect. An archway opens through to the dining room with sliding doors to the conservatory. A door leads through to the kitchen which has a range of fitted cupboards and worktops, there is an integrated oven, space for fridge freezer and plumbing for washing machine.

**£395,000**

 3  2  1

FLOOR PLAN

Ground Floor



Approx Gross Internal Areas

House: 82.9 sqm / 892.0 sqft  
Conservatory: 7.5 sqm / 80.9 sqft

**Total Approx Gross Area:  
90.4 sqm / 972.9 sqft**

First Floor

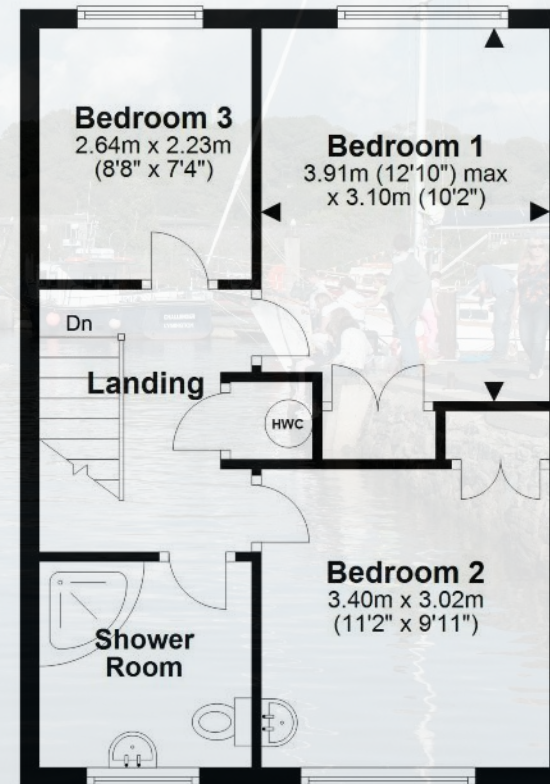


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



*Located moments from well-regarded local schooling and the amenities of Lymington Town Centre.*

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### **The Property continued . . .**

From the hallway, stairs rise to the first floor landing with airing cupboard. The principle bedroom is a bright, east facing room with built in cupboards. Bedroom two is a similar size and overlooks the front garden and also has the benefit of built-in cupboards and a vanity unit. The third bedroom is a single room with outlook to the rear. The family shower room completes the upstairs accommodation providing a shower cubicle, wash hand basin and wc.

### **Directions**

From our office in Lymington, proceed up the High Street and on reaching the one way system, take the left hand lane onto Milford Road (A337). On reaching the roundabout, take the second exit onto Milford Road (A337). Take the first turning left into Elm Avenue and then take the first turning right into Grafton Gardens. After 200 yards the property can be found on the left hand side set back from the road.



## Situation

The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within easy reach of the property. as are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort. Lymington has a number of independent shops including some designer boutiques, a Saturday market and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the 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.



## Grounds & Gardens

A path leads to the front door alongside the communal green with a variety of mature trees and shrubs. There is a front lawn with various shrubs and mature plantings. The rear garden is very private, and has fence borders, with large patio area, shrubs and bushes. The rear garden gate provides access to the rear and leads to a double garage in a nearby block with additional parking in front.



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

## Services

Tenure: Freehold

Council Tax - D

Energy Performance Rating: D Current: 68 Potential: 83

Estate Management Charges: TBC

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water & drainage

Broadband: Superfast broadband with speeds of up to 80mbps is available at this property (ofcom)

Mobile Signal / Coverage: No known issues, buyer to check with their provider

Conservation Area: No

## Important Information

Spencers of Lymington 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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