



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

2 Leigh Park

Lymington • SO41 9JZ



Est.1988

2 Leigh Park

Lymington • SO41 9JZ

Offered for sale with no forward chain, this recently refurbished three bedroom house offers beautifully presented, light and airy accommodation. The property is located within easy walking distance of Lymington High Street and benefits from a brand new kitchen, bathroom, cloakroom, new boiler and radiators and new carpets and flooring throughout. There is a good size rear garden and a garage in a nearby block.



3



1



£429,950

Key Features

- Sitting room with pocket doors leading through to the open plan kitchen/dining room
- Three first floor bedrooms
- Recently refurbished to include new kitchen and bathroom fittings and new flooring throughout to include new carpets and Herringbone style LVT flooring
- Recently installed gas fired central heating system with new boiler and new radiators
- Offered for sale with no forward chain and would make an ideal first time buy or investment property
- Ground floor cloakroom and first floor shower room
- Recently fitted kitchen with built-in appliances, to include a five ring electric induction hob, electric oven, dishwasher and tall fridge freezer
- Good size garden and garage in nearby block
- Within easy walking distance of Lymington High Street and local amenities
- EPC Rating: C

Est.1988



Description

Located within easy walking distance of Lymington High Street, this newly refurbished three bedroom terraced house offers light and airy accommodation and has a brand new kitchen, bathroom and cloakroom, a brand new boiler and radiators and new carpets and flooring throughout. There is a good size rear garden, garage in a nearby block and the property is offered for sale with no forward chain.

Covered front door leading into the entrance hall. Stairs rising to the first floor and understairs storage cupboard. Newly fitted cloakroom with low level W.C. and wash hand basin. Door into the sitting room, which has a bay window to the front aspect and sliding pocket doors leading through to the open plan kitchen/dining room. Door from the hallway through the kitchen. The dining area has ample room for dining furniture, tall radiator, high plug sockets and aerial point, ready for a TV to be fitted to the wall, glazed door with full height glazed side panels leading out to the rear garden. The newly fitted modern kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with marble effect worktop over. Breakfast bar area with space for high stools and feature lighting above. Inset single bowl sink unit with mixer tap over. Integrated appliances include a five ring electric induction hob with extractor hood over, electric oven, tall fridge freezer and dishwasher. Space and plumbing for washing machine, inset ceiling spotlights, herringbone style LVT flooring, window to the rear aspect.

First floor landing with hatch giving access to the loft void and airing cupboard housing the recently installed gas fired central heating

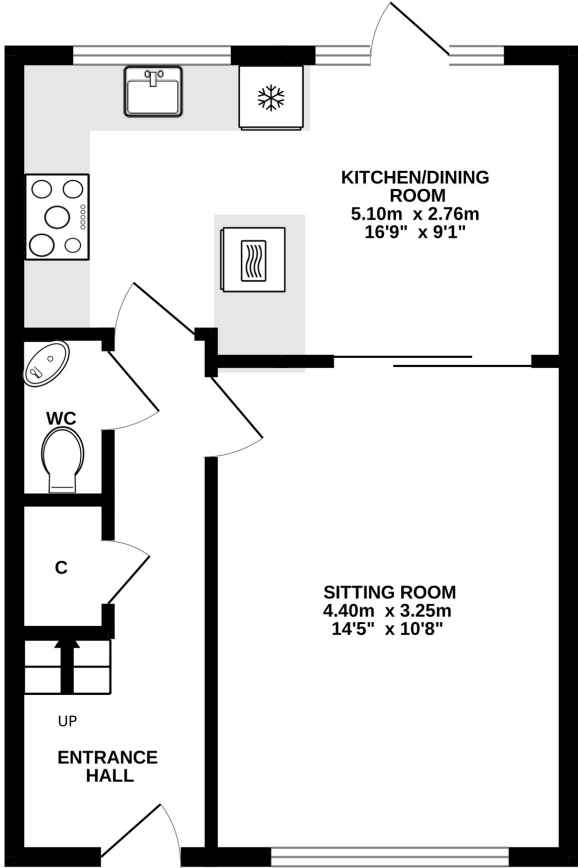
aspect. Double bedroom two with built-in wardrobe and window to the rear aspect. Bedroom three with window to the front aspect. Family shower room with large walk-in shower with rainfall shower head and additional hand-held shower attachment, wash hand basin with mixer tap and vanity storage under, low level W.C., chrome heated towel rail, part tiled walls.

To the front of the property, there is an open plan garden, mainly laid to lawn with various shrubs adjacent to the house and there is a paved path leading up to the front door. The rear garden is a good size and fenced to all sides with pedestrian gate to the rear. There is an area of patio adjacent to the house with plenty of room for table and chairs, the remainder of the garden mostly being laid to lawn with various mature and well established trees, plants and shrubs. Railway sleeper raised bed interspersed with various plants. There is a single garage with up and over door, in nearby block.

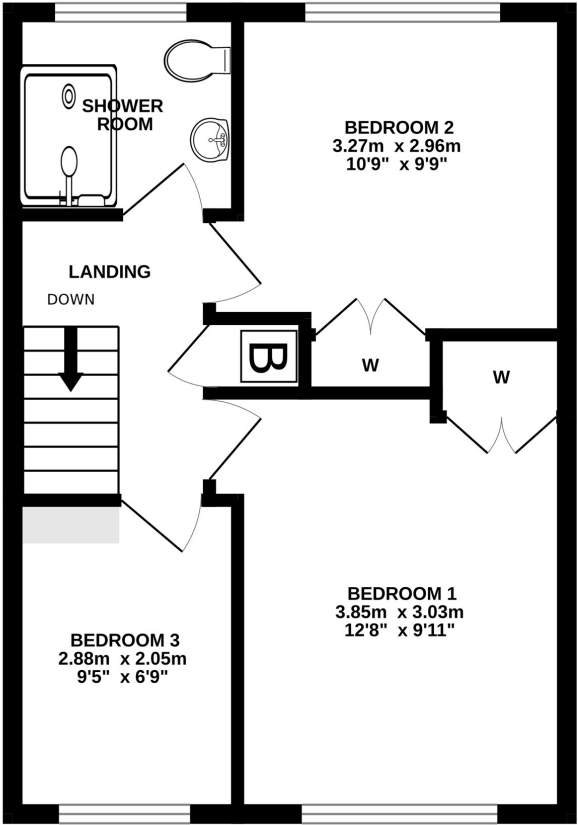
The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To 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.

Floor Plan

GROUND FLOOR
37.2 sq.m. (400 sq.ft.) approx.



1ST FLOOR
37.2 sq.m. (400 sq.ft.) approx.





FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

For more information or to arrange a viewing please contact
Fells Gulliver • 125 High Street • Lymington • SO41 9AQ
T: 01590 671711 E: lymington@fells-gulliver.com



Est.1988



www.fellsgulliver.com

Fells Gulliver • 125 High Street • Lymington • SO41 9AQ • T: 01590 671711 • E: lymington@fellsgulliver.com



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988