



45 Western Road

*Lymington, SO41 9HJ*

SPENCERS  
COASTAL





*One of Lymington's finest Victorian Villas positioned in a very popular and convenient location less than 500m from Waitrose and the High Street. This beautifully presented house is being offered with no chain.*

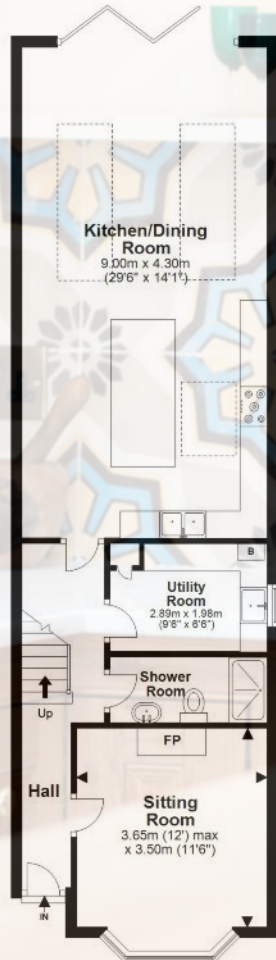
### The Property

This beautiful and vibrant Victorian semi detached villa was clearly originally built to be a property of some stature with mellow brick on the front elevation, well proportioned living rooms, high ceilings and a delightful bay window in the sitting room. The superb accommodation has been further enhanced in recent years by the current owner who has undertaken a sensitive and thoughtful programme of extension and updating which has combined the beautiful traditional features with contemporary fixtures fittings and building techniques. These are most apparent in the superb kitchen / family room which forms the heart of the house and is a superb space for living and entertaining. South facing bi-fold doors open across the south facing rear elevation and flood the room with light as well as providing easy access to the secluded lawned garden. The kitchen has a large island unit, high end built in appliances and a wonderful log burner. The sitting room has an original open fire place with log burner with a slate hearth and a charming bay window. There is also a very useful utility room with plumbing for white goods a butler sink and contemporary downstairs shower room.

**£750,000**



# FLOOR PLAN



**Approx Gross Internal Areas**

House: 136.7 sqm / 1471.1 sqft  
Summerhouse: 19.4 sqm / 209.4 sqft

**Total Approx Gross Area: 156.1 sqm / 1680.5 sqft**

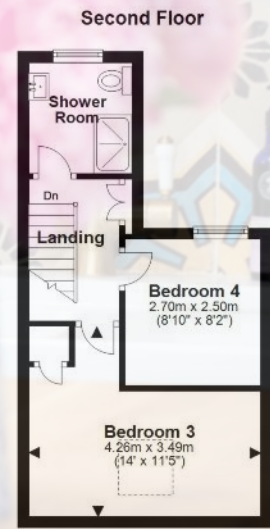


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



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*Extended to create a superb kitchen/family room that is filled with light from its bi-fold doors opening onto a south facing lawned garden. Viewing is highly recommended as houses of this quality rarely become available.*

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

Upstairs there are two double bedrooms, the principal having exposed wooden floors with twin aspect window and a bright, well finished bathroom with panelled walls and a roll top bath. On the second floor there are two further bedrooms and a modern shower room.

### **Directions**

From our office in Lynton head west up the High Street and bear right at the one way system towards Brockenhurst. Immediately after passing the entrance to Waitrose, turn left into Eastern Road and then take the second left into Western Road. The house will be found on the left hand side after approximately 150 yards.



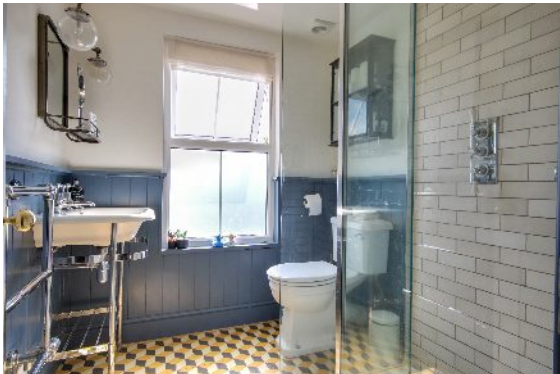
## Grounds & Gardens

There is a pretty front garden behind the white picket fence with mature plantings and path leading to the front door. There is also side access with secure gate leading to the garden. The garden itself is particularly private, lawned and faces south. It can also be reached via wide bi-fold doors that span the rear of the kitchen/family room which open on to the large patio area ideal for alfresco dining. The garden has fence borders and a large garden room which is ideal as a home office or store for bikes and garden furniture.



## Situation

Conveniently positioned in an extremely popular area of Lymington, the house is ideally situated for the shops, boutiques, bars and restaurants of the High Street as well as having Waitrose just around the corner. Western Road is composed of mainly period houses dating back to the turn of the century and before. Set back from the road with a small front garden and side access, the house has a south facing rear aspect flooding the garden, kitchen and family room with natural light. Lymington is renowned as a sailing and holiday destination with a range of deep water marinas, a vibrant high street and superb access to the New Forest which lies almost immediately to the north.



*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:67    Potential: 81

Property Construction: Brick elevations with slate roof

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: ADSL copper-based phone landline. Superfast broadband with speeds of up to 80mbps is available at this property

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

Parking: Unallocated street parking

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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