



25 Southlands

*Lymington, SO41 8EE*

SPENCERS  
COASTAL





*This spacious two-bedroom detached bungalow offers comfortable living with ample parking, a detached garage, and a beautiful south-facing garden.*

### The Property

Upon entering through the front door, you are welcomed into a generous hallway, which provides access to all main areas of the home. From the hallway, you can access two double bedrooms, a utility/airing cupboard, the family bathroom, the kitchen, and the living room. The living room is a bright, spacious area featuring a large window overlooking the front garden and a gas fireplace. This room leads into an office or additional reception room, with the kitchen located just to the left.

**£475,000**



FLOOR PLAN

Ground Floor

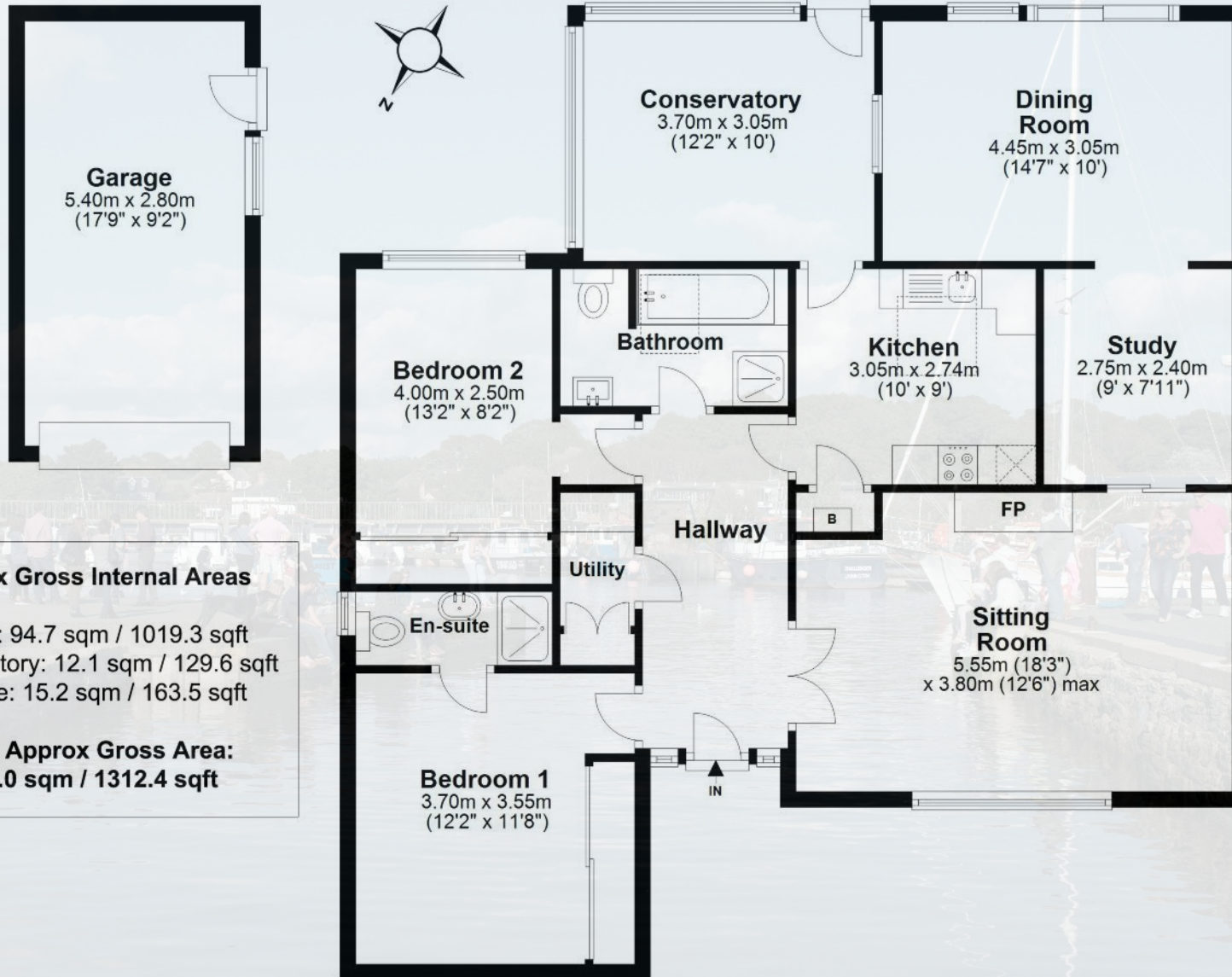


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



*Conveniently located just a short walk from local shops and short drive from Lymington High Street*

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

The kitchen is well-equipped with a range of wall and floor units, an integrated oven, gas ring hob, microwave and fridge. The kitchen also features an open wall that allows you to look into the dining room, which is located at the rear of the property. From the dining room, sliding doors open onto the sunny south-facing garden, and a conservatory extends off the kitchen, offering a cozy space to enjoy the garden views year-round.

Returning to the hallway, you'll find the master bedroom, which includes built-in wardrobes, a window overlooking the garden, and the added luxury of an en-suite bathroom. The second bedroom is also a good-sized room, and features built-in wardrobes as well. Originally, this bungalow had three bedrooms, but it was thoughtfully reconfigured to create larger living spaces and accommodate the en-suite bathroom.

### **Directions**

From our office, continue to the top of the High Street and bear left onto the A337 signposted to Christchurch. At the roundabout take the second exit onto Milford Road. Take the third turning on the right onto Haglane Copse, follow the road along for a 100 yards and then take the next turning right onto Widbury Road, then the first right into Southlands.



## Situation

The property is superbly situated in a quiet road in Pennington. Pennington has a selection of shops and convenience stores close at hand with the open spaces of Pennington Common and Woodside Park, ideal for dog walking, within easy reach. Lymington's Georgian High Street offers arrange of shops, cafes and restaurants as well as a Saturday market and is only three quarters of a mile away. The surrounding area is particularly appealing with the open spaces of the New Forest National Park to the north and the coast to the south. There are swimming beaches at Milford on Sea (3 miles) and excellent sailing in Lymington.



## Grounds & Gardens

Outside, a driveway runs along the left side of the house leading to the garage. The front garden is neatly landscaped with artificial grass, trees, and shrubs lining the boundary. The rear garden, which also features artificial grass, is fully enclosed with fencing and includes a charming summer house and a pergola, offering the perfect outdoor retreat.



*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: 61 Potential: 78

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 49mbps 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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