



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

24 Western Road

Lymington • SO41 9HL



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A charming mid terrace home forming part of the historic Ava Cottages (circa 1881), ideally positioned within walking distance of Waitrose, Lymington High Street and local amenities. Brimming with character, the property retains original features and offers generous accommodation, a long rear garden, and a substantial loft space with exciting potential. With scope to extend or reconfigure (subject to planning), this is a fantastic opportunity to create a bespoke three bedroom, two bathroom home in a highly sought after location.



3



1



£450,000

Key Features

- Three bedrooms
- Open fireplace
- Dining room
- Within walking distance of Lymington high street and local amenities
- Good size rear garden
- Dining room with views over the rear garden
- Sitting room
- Scope to extend or reconfigure (STPP)
- EPC Rating: D



Description

A charming mid-terrace home forming part of the historic Ava Cottages, built in 1881, set within a sought-after street of Victorian and Edwardian properties. Ideally located just a short walk from Waitrose, Lymington High Street and a range of local amenities. Offering excellent potential to refurbish or extend (subject to planning), this property presents a fantastic opportunity to create a bespoke home.

The property benefits from predominantly double glazed windows (with one exception), while retaining original internal doors and architraves, adding to its character. It features a slate roof and a generous loft space with potential to create a double bedroom and shower room/WC (subject to planning). Most of Ava Cottages have been extended, and this home offers excellent scope to do the same, with architect's plans available to reconfigure into a three-bedroom, two-bathroom layout. Alternative arrangements are also possible, including creating a new access to the current smallest bedroom to form a spacious bathroom.

Set behind a low brick wall with a paved frontage, an iron gate leads to a recessed front door opening into a long entrance hall. The south facing lounge features a fireplace, while the dining room enjoys views over the rear garden and also benefits from an open fireplace. The kitchen is fitted by John

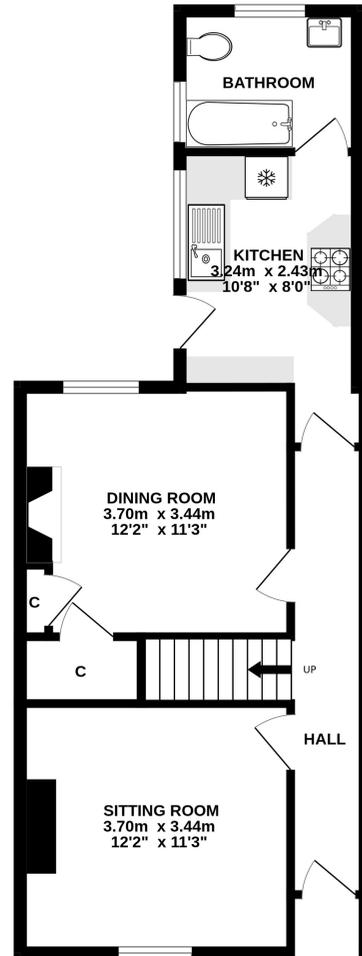
Lewis with integrated appliances, alongside a Worcester Bosch combi boiler (serviced annually), and offers scope for reconfiguration with the adjoining bathroom to create a larger kitchen and cloakroom. Upstairs, there are three bedrooms, including two generous doubles connected by a Jack & Jill wardrobe, which could be reworked to create a landing and staircase to the spacious, fully boarded loft. The smallest bedroom has been recently repaired following a past roof leak and presents potential to be converted into a bathroom.

Outside, the property enjoys a long rear garden with a brick wall and fenced boundaries, completing this versatile home with significant scope for improvement.

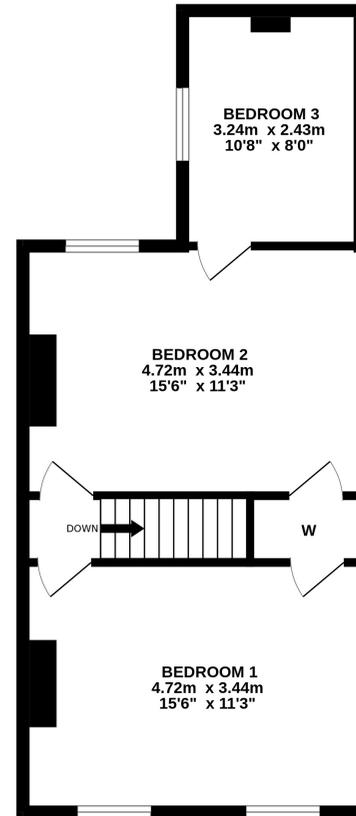
Western Road is a sought-after road within a short level walk to Waitrose and the top of Lymington High Street. Lymington Georgian Market Town is famous for its bustling High Street with a wide array of boutique shops, cafes, eateries and a market every Saturday. Lymington has an active sailing community and is close to some beautiful local beaches and The New Forest National Park. There is a branch line rail connection to Brockenhurst mainline station (London Waterloo) and the ferry to the Isle of Wight.

Floor Plan

GROUND FLOOR
48.2 sq.m. (519 sq.ft.) approx.



1ST FLOOR
43.6 sq.m. (470 sq.ft.) approx.



24 WESTERN ROAD
TOTAL FLOOR AREA: 91.8 sq.m. (989 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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