



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

21 Bramble Walk

Lymington • SO41 9LW



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Situated in a prime position within this popular development with a south facing garden, this end of terrace three bedroom house has one of the largest and best plots, benefitting from two parking spaces and is immaculately presented throughout.



3



1



£395,000

Key Features

- Ground floor cloakroom
- Sitting/dining room
- Two parking spaces (wider plot and one undercover)
- Good size south facing rear garden
- EPC Rating: C & Council Tax Band: D
- Modern kitchen with built in appliances
- Generous master bedroom with built in wardrobes
- Rear lobby/utility room with space and plumbing for washing machine and tumble dryer
- Within walking distance of Lymington High street

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Description

Beautifully presented three bedroom semi detached property benefitting from a south facing private enclosed rear garden, large parking plot for two cars and is situated within walking distance of Lymington High Street and local schools.

Front door leading into the entrance hall with stairs leading to the first floor, with a cloaks cupboard and a cloakroom with a WC, wash hand basin and a front aspect window. The kitchen is situated to the right, with a front aspect window and is fitted with a comprehensive range of modern wall and floor high gloss cupboards, with worktop over, single drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances include a ceramic four ring hob with electric double oven under and extractor hood over, dishwasher and tall fridge and freezer. Cupboard housing the wall mounted combi boiler.

The spacious sitting/dining room has an understairs storage cupboard, a door leading to the lobby/utility room and double glazed patio doors leading into rear garden. The utility room has space and plumbing for a washing machine and tumble dryer, with plenty of wall mounted wooden storage and a door leading to the back garden.

First floor L-shaped master bedroom, with two front facing aspect windows, double fitted wardrobes and a linen cupboard. Double bedroom two has a rear aspect window. Bedroom three is currently used as a walk-in wardrobe and has a rear aspect

window. The family bathroom is tiled floor to ceiling, has a P-shaped bath unit with shower screen, mixer shower and rainfall shower head. Wash hand basin with mixer tap, heated towel rail and window to the side aspect.

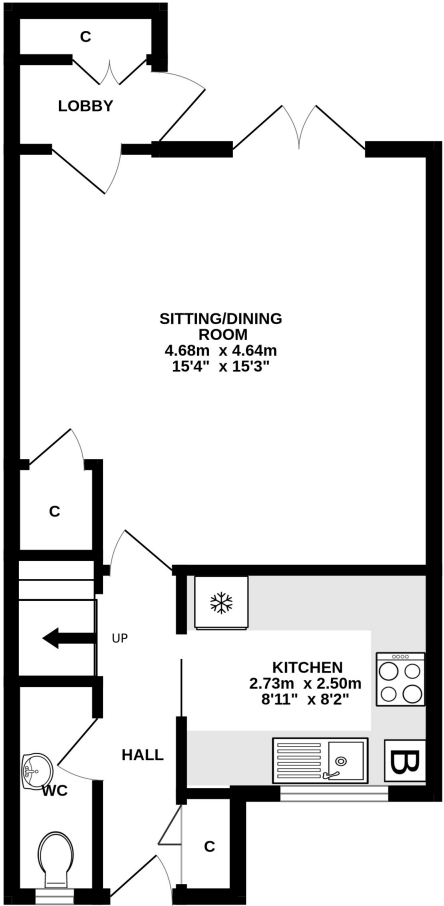
To the front of the property there are two allocated parking spaces, one of which is covered and there is a pedestrian side gate leading through to the rear garden. The rear garden is immaculate and mainly decked, with flower bed borders, a palm tree, area of artificial grass and at the bottom of the garden is a useful outbuilding (where power can be re-connected).

Estate Management charges: £300 per annum for maintenance and upkeep of communal areas.

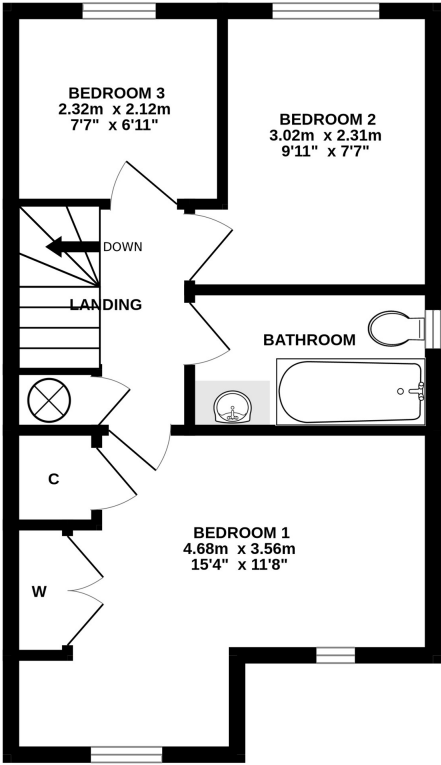
The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To 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
38.0 sq.m. (409 sq.ft.) approx.



1ST FLOOR
35.4 sq.m. (381 sq.ft.) approx.



21 BRAMBLE WALK
TOTAL FLOOR AREA : 73.4 sq.m. (790 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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