



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

12 Brunswick Place

Lymington • SO41 9EQ



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Located just a few minutes level walk to Lymington High Street, this charming three bedroom end terrace house offers beautifully presented spacious accommodation, situated over three floors. The property benefits from a master bedroom with en-suite, low maintenance west facing garden, residents parking, a garage in nearby block and is offered for sale with no forward chain.



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£560,000

Key Features

- Kitchen/dining room, open plan to the living room
- First floor bedroom two with built-in wardrobe and en-suite shower room and bedroom three with built-in wardrobe
- Second floor master bedroom with built-in wardrobe and en-suite shower room
- Residents parking to the front of the house, with garage and additional overflow parking
- Beautifully presented accommodation throughout
- Ground floor cloakroom and utility room
- First floor family bathroom
- Low maintenance west facing front garden and enclosed rear garden
- Offered for sale with no forward chain
- EPC Rating: C

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Description

This beautifully presented three bedroom end-terrace house is offered for sale with no forward chain and offers spacious accommodation split over three floors. This delightful property benefits from two en-suite bedrooms, a garage and is just a few minutes level walk from Lymington High Street.

Covered front door leading into the spacious entrance hall with stripped wooden flooring and stairs rising to the first floor. Cloakroom beneath the stairs with low level WC, wash hand basin with mixer tap and obscure window to the side aspect.

Open plan living accommodation with the living room having a curved bay window to the front aspect, open plan through to the kitchen/dining room. Modern kitchen with comprehensive range of white floor and wall mounted cupboard and drawer units with granite worktop over, inset single drainer sink unit with tiled splashbacks, inset four ring gas hob with extractor hood over and electric oven under, space and plumbing for slimline dishwasher, space for tall fridge freezer, inset spotlights, wooden flooring, tall radiator, breakfast bar area with space for bar stools. Ample room for dining table and chairs. Door from kitchen leading into the utility room which has a range of cupboard units with granite worktop, tiled splashback, space and plumbing for washing machine and tumble dryer, two velux roof lights, large window to the rear aspect and door to the side leading out to the rear garden. There are also patio doors opening out from the dining area to the garden.

First floor landing with storage cupboard over the stairs and further staircase rising to the second floor. Bedroom two with range of built-in wardrobes and door into the en-suite shower room which has a modern suite comprising a corner shower cubicle with mixer shower and tiled walls, low level WC, wall hung wash hand basin with mixer tap and storage under, heated towel rail, stripped wooden flooring, window to the front aspect. Bedroom three with built-in wardrobe and window to the rear aspect affording views eastwards

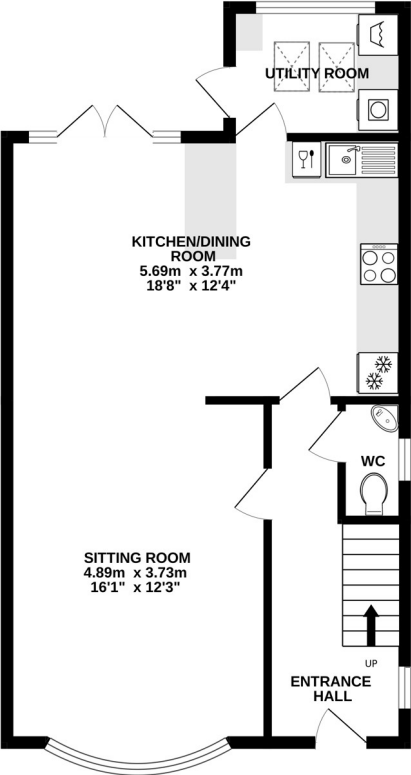
over Lymington River. Family bathroom with modern suite comprising a double ended bath unit with central mixer tap, low level WC, wash hand basin with mixer tap and vanity storage units under, part tiled walls, heated towel rail, stripped wooden flooring, window to the rear aspect. The master bedroom suite on the second floor has eaves storage, a built-in wardrobe, windows to the rear aspect with glimpses of the Solent and upper reaches of Lymington River, en-suite shower room with modern suite comprising of a fully tiled shower cubicle with mixer shower, wash hand basin with mixer tap, heated towel rail, low level WC, velux window to the rear aspect.

Outside to the front of the house there is a good size west facing garden laid to gravel with various plants and shrubs. There is residents parking to the front with additional off road overflow residents parking located by the garage which is in a block. The rear garden has an area of decking and an area of artificial turf with a walled boundary. Pedestrian gate out to the alleyway which gives residents access to the rear gardens round the side of the house.

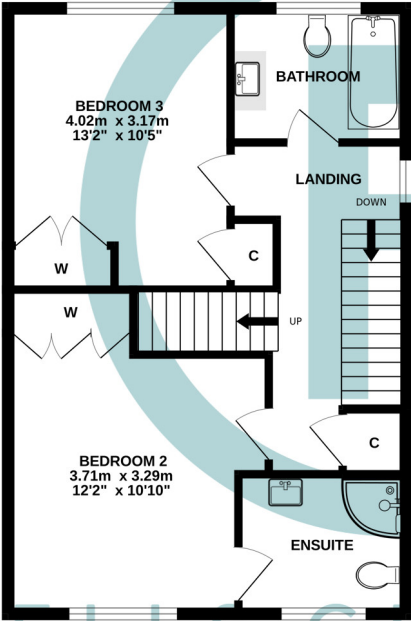
The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park.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

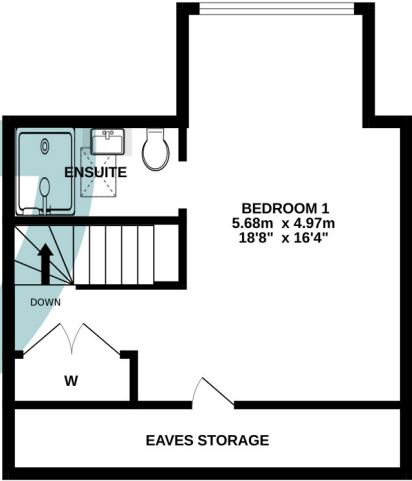
GROUND FLOOR
50.9 sq.m. (548 sq.ft.) approx.



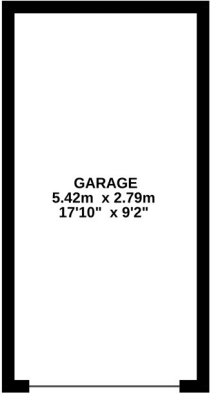
1ST FLOOR
45.8 sq.m. (493 sq.ft.) approx.



2ND FLOOR
29.4 sq.m. (316 sq.ft.) approx.



GARAGE
15.1 sq.m. (163 sq.ft.) approx.



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12 BRUNSWICK PLACCE

TOTAL FLOOR AREA : 141.2 sq.m. (1520 sq.ft.) approx.
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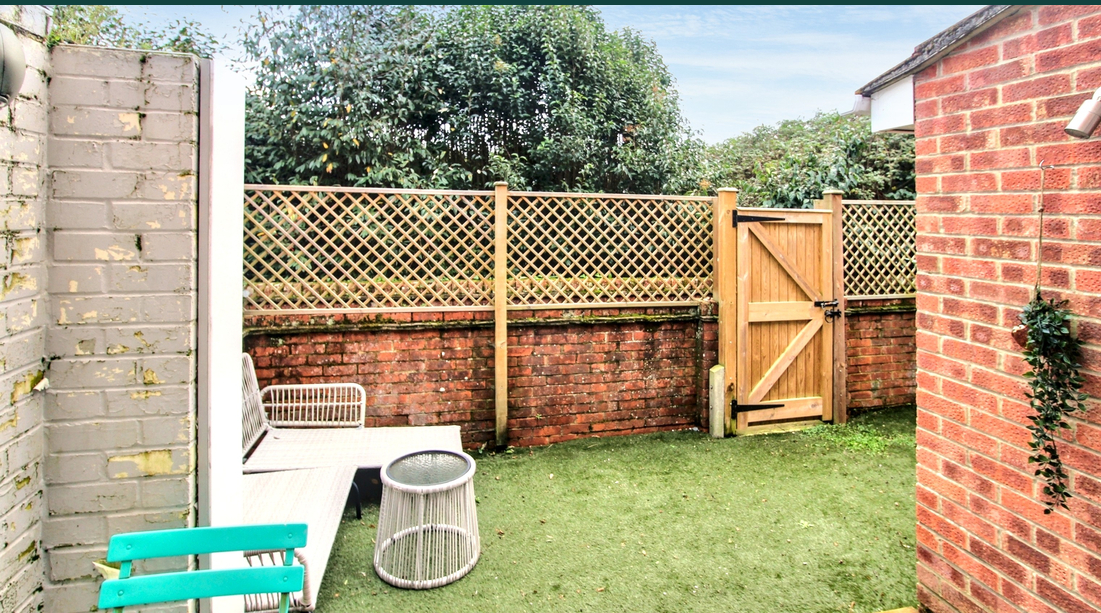
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For more information or to arrange a viewing please contact
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