



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 114 Gosport Street

Lymington • SO41 9EH







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Located with easy walking distance of Lymington High Street, this well presented two double bed, two bathroom property has the benefit of a low maintenance west facing garden and allocated parking space and would make an ideal first time buy or investment property.



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£390,000

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## Key Features

- Kitchen with range of built-in appliances
- Master bedroom with built-in wardrobe and en-suite shower
- Family bathroom and ground floor cloakroom
- Low maintenance south westerly facing rear garden
- Would make an ideal second home or downsize
- Sitting/dining room with patio doors opening out to the courtyard garden
- Second double bedroom with built-in wardrobe
- Allocated parking space
- Located with easy walking distance of Lymington High Street and local amenities
- EPC Rating: C

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# Description

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Located within easy walking distance of Lymington High Street, this well presented two bedroom, two bathroom end terrace house offers well proportioned accommodation and benefits from a low maintenance west facing rear garden and an allocated parking space. This delightful property would make an ideal first time buy or investment.

Front door leading into the entrance hall with stairs rising to the first floor. Cloakroom with WC, wash hand basin, radiator and obscure window to the front aspect. Modern kitchen with comprehensive range of floor and wall mounted cupboard and drawer units with marble effect worktop, inset single bowl and drainer sink unit with mixer tap over. Integrated dishwasher, washing machine, tall fridge freezer, four ring gas hob with extractor hood over and electric oven under. Tiled floor, inset ceiling spotlights, folding door opening through to the sitting/dining room. Additional door from the entrance hall leading into the sitting/dining room which has access to the understairs storage cupboard, a feature fireplace, window and patio doors to the rear, opening out to the garden.

First floor landing with window to the side aspect. Master bedroom with built-in wardrobe, window to the rear aspect and en-suite shower room which comprises of a fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, tiled splashback and vanity storage cupboard under, separate tall slimline vanity storage cupboard, chrome heated towel rail, tiled floor, obscure window to the rear aspect. Double bedroom two with built-in wardrobe, cupboard housing the gas fired central heating boiler and shelving for linen storage. Family bathroom comprises a panelled bath unit with mixer tap and mixer shower over, wash hand basin with mixer tap and

vanity storage drawers beneath, WC, chrome heated towel rail, part tiled walls, tiled floor and inset ceiling spotlights.

Outside to the front of the house the boundary is walled, with a path leading up to the front door with well established plants and shrubs. Pedestrian gate providing access through to the rear garden, which is walled and paved for ease of maintenance and enjoys a sunny south westerly aspect. There is wooden pergola and ample space for patio furniture. There is a raised bed with mature plants interspersed and a shed. Pedestrian gate and further storage area leads through to the parking area where the allocated parking space is indicated. There is also a communal bike store for residents to use.

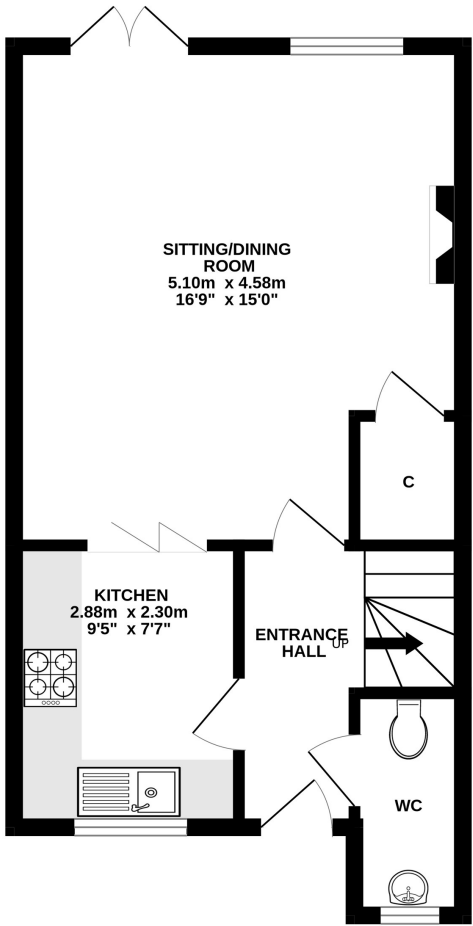
Maintenance Charge: £62.91 per month (£754.92 per annum) for the upkeep of the communal areas in the Keel Gardens development which this property is part of.

The property is just a five minute walk to the Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. 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.

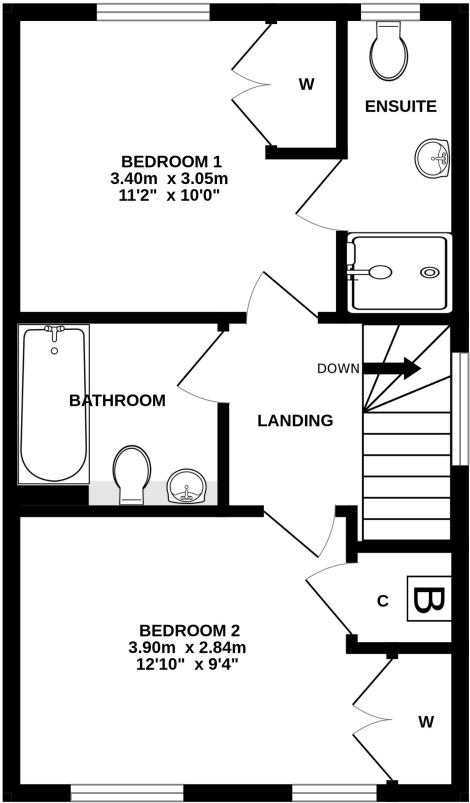


# Floor Plan

GROUND FLOOR  
37.3 sq.m. (402 sq.ft.) approx.



1ST FLOOR  
36.4 sq.m. (392 sq.ft.) approx.







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For more information or to arrange a viewing please contact  
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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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