



52 Western Road

Lymington, SO41 9HL

SPENCERS
COASTAL





A charming two double bedroom period property full of character which has been tastefully extended to provide a spacious kitchen family room.

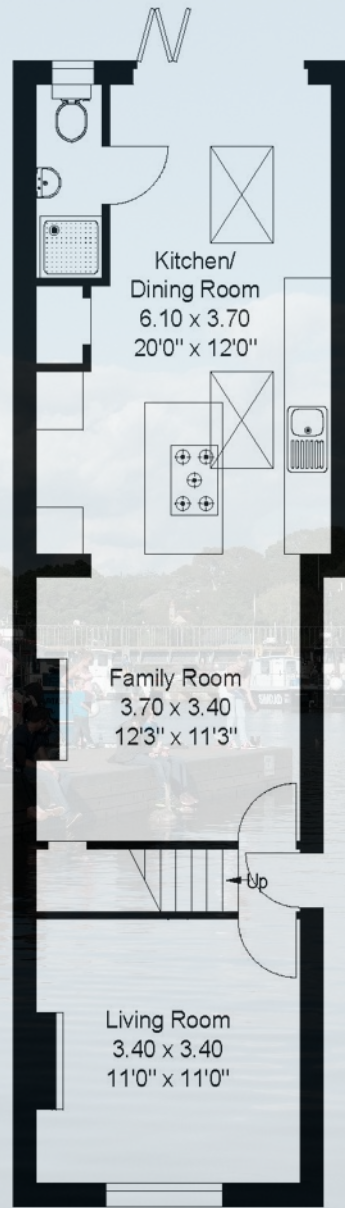
The Property

The property is the perfect combination of modern and period. The house boasts a raft of original features including exposed timber floor boards, beautiful Victorian fire place surrounds in each room and sash style windows. The main living room is at the front of the house and is the ideal retreat for a winters evening with an open fireplace and warm colour tones. The kitchen has been tastefully extended and is the hub of the house with space for a dining table as well as soft seating with views out to the rear garden. There is also a modern shower room with WC on the ground floor and under stair cupboard space for additional storage.

£560,000



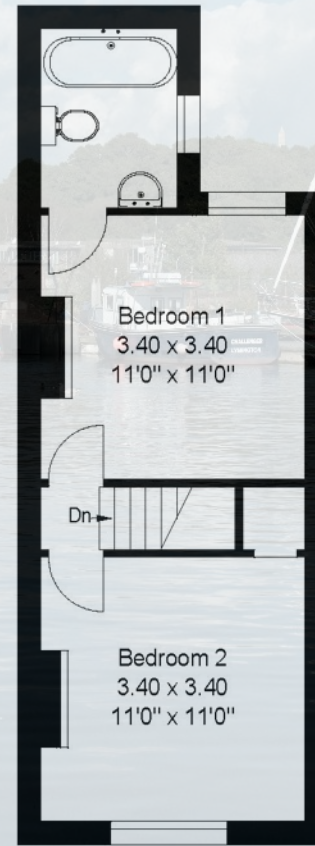
FLOOR PLAN



Ground Floor

Approximate
Gross Internal Floor Area
Total: 81sq.m. or 872sq.ft.

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NOT TO SCALE



First Floor



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The property is situated in a quiet residential road yet within an easy walk of all amenities.

The Property continued . . .

On the first floor there are two spacious double bedrooms. The main bedroom is located at the rear of the property and enjoys the use of an en-suite bathroom.



Directions

Proceed out of Lymington High Street and turn right onto the Southampton Road, immediately after the traffic lights close to Waitrose turn left into Eastern Road and proceed taking the second turning on the left into Western Road. Continue to the end of the road and number 52 can be found on the right hand side.



Grounds & Gardens

The property enjoys a pretty courtyard area to the front with some delightful flowers creating a wonderful welcome. The rear garden can be access via a side gate and has been thoughtfully designed to create a sunny entertaining area. There is a mixture of lawn with an attractive border of flowers and shrubs. There is also the potential for off street parking at the rear of the property.



Situation

Western Road forms part of an attractive and increasingly popular enclave of peaceful residential roads that are conveniently positioned for both Waitrose (less than a 5 minute walk) and the High Street (5 minute walk) which offers a range of boutiques and larger shops as well as historic pubs, restaurants and cafes. Lymington is a thriving market town with an abundance of green space and world renowned sailing opportunities from the deep water marinas and yacht clubs. The town is surrounded by the open spaces of The New Forest which provides almost limitless walks and cycle rides, the property is walking distance to the New Forest via footpaths. There is a railway station in the town offering services to London Waterloo via Brockenhurst and a ferry to Yarmouth on the Isle of Wight.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Energy Performance Rating: C Current: 72 Potential: 87
 Council Tax Band: D
 All mains services are connected.

Points of interest

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| Lymington Quay | 1.1 miles |
| Waitrose Lymington | 0.5 miles |
| Walhampton (Private School) | 1.5 miles |
| Priestlands Secondary School | 0.6 miles |
| Lymington Hospital | 1.4 miles |
| Brockenhurst Train Station | 4.5 miles |
| Brockenhurst Tertiary College | 4.8 miles |
| The Pig | 5.4 miles |

Important Information

Spencers of The New Forest 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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