



**32 Princess Royal Close**

*Lymington, SO41 9NY*

**SPENCERS**  
COASTAL









*A contemporary 3-bedroom detached home which has been recently renovated to an exceptional standard, offering a perfect blend of modern living and comfort.*

*Located just a short walk from Lymington High Street, the property boasts an open-plan kitchen, dining, and living area, as well as a beautifully landscaped, southwest-facing garden.*

## The Property

Upon entering through the recently extended front porch, you are welcomed by a spacious hallway.

The living room, overlooking the front garden, flows into the modern kitchen/dining area, which is equipped with a comprehensive range of fitted cabinets, integrated appliances, and space for a dining table.

A separate utility room provides additional cabinets, space for appliances, and access to a convenient cloakroom.

The property also boasts a conservatory with a glass roof and French doors, leading onto the garden.

Upstairs, the principal bedroom includes a contemporary en-suite shower room. There are two additional double bedrooms both served by a modern family bathroom.

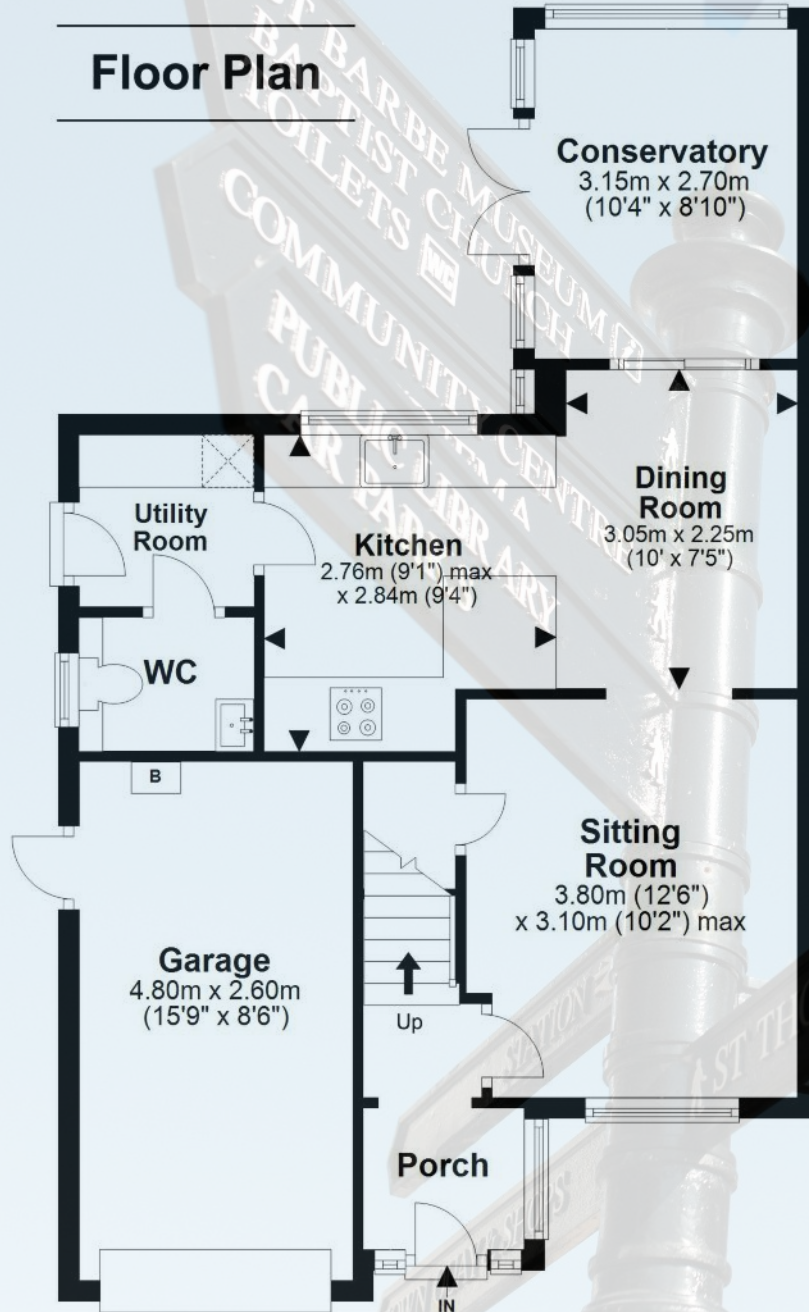
£625,000





## Ground Floor

### Floor Plan



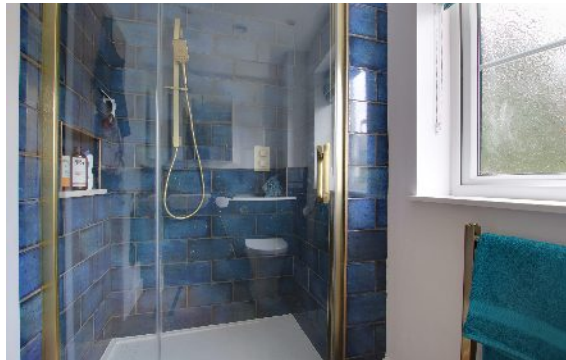
### Approx Gross Internal Areas

House: 82.2 sqm / 885.2 sqft  
Conservatory: 8.8 sqm / 95.1 sqft  
Garage: 13.2 sqm / 142.9 sqft

**Total Approx Gross Area:**  
**104.2 sqm / 1123.2 sqft**

## First Floor





## Grounds & Gardens

The property includes convenient parking for two cars in front of the garage, with a pebbled area at the front complemented by a small flower bed. At the rear, the garden boasts a patio terrace leading to a well-maintained lawn, bordered by vibrant flowers and shrubs. A stylish cedar-slatted fence encloses the space, providing privacy.

## Directions

From our office proceed up the High Street and on to the one-way system keeping in the right hand lane. Turn right keeping Waitrose on the left and continue on to the Southampton Road. Take the third turning on the left hand side into Kings Road and Princess Royal Close can be found a short distance on the left hand side.

## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 77 Potential: 89

Property Construction: Standard Construction

Mains gas, electric, water and drainage

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Cable broadband

Mobile coverage: No known issues, buyer to check with their provider

The property is affected by a Tree Preservation Order









*The town offers an excellent range of schooling, both state and private, catering for all ages.*



## Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century.

To the north is the New Forest village of 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 gives direct access to London Waterloo in approximately 90 minutes.

## Important Information

Spencers of Lymington 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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