



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

2 Champion Way

Lymington • SO41 9LS



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Located on the edge of this popular development, this delightful four bedroom detached house with garage and driveway parking offers well presented accommodation and has a conservatory and sunny south westerly facing garden.



4



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£420,000

Key Features

- Four first floor bedrooms
- Cloakroom
- Dining room
- Garage with up and over door, driveway parking for one vehicle in front and pedestrian access directly from garden
- South westerly facing enclosed rear garden
- First floor family bathroom
- Sitting room
- Conservatory opening out to the garden
- EPC Rating: C & Council Tax Band: D
- Located within easy reach of Lymington town centre, train station and amenities

Est.1988



Description

This delightful modern four bedroom detached house has the benefit of a conservatory, garage, driveway parking and sunny south westerly facing garden.

Front door leading into the entrance hall with window to the side aspect and stairs rising to the first floor. Cloakroom with WC, wash hand basin, radiator and obscure window to the side aspect. Glazed panelled door leading into the sitting room with feature fireplace, window to the side aspect and access to the understairs storage cupboard. Glazed double doors opening through to the dining room, which has ample space for a dining table and chairs, windows to the side and front aspect, door into the conservatory and an opening through to the kitchen. The kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and tiled splashbacks, one and a half bowl single drainer sink unit with mixer tap over, space for oven, space and plumbing for washing machine and dishwasher. Space for under counter fridge and separate under counter freezer. Wall mounted gas fired central heating boiler, door to the rear aspect leading outside, window to the side aspect. The conservatory has windows to all sides, with feature stained glass opening fan windows, a pitched roof, radiator and double doors opening out to the rear garden.

First floor landing with window to the front aspect and hatch giving access to the loft space. Master bedroom with built-in wardrobes with mirrored sliding doors and a window to the side aspect. Bedroom two with built-in cupboard and window to the side aspect. Bedroom three with built-in wardrobe with sliding doors and window to the front aspect. Bedroom four with built-in cupboard and window to the front aspect. Family bathroom comprising a panelled bath unit with mixer taps, mixer shower over and additional rainfall shower head, folding glass shower screen. WC, pedestal wash hand basin with taps, radiator, part tiled walls and obscure glazed window to the rear aspect.

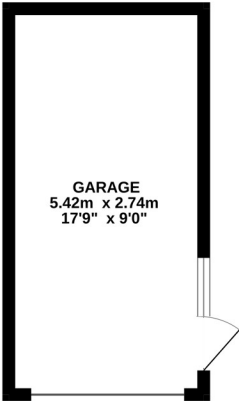
Outside to the front, there is wooden picket fencing to the front, side and part of rear boundary with wooden picket gate with path leading up to the front door. Outside light. There are small areas of lawn and borders with various shrubs and plants. There is a wooden pedestrian gate to the rear of the property leading through to the rear garden.

To the left hand side of the property, there is a garage with up and over door, power and light, window and pedestrian door leading directly through to the rear garden. There is also driveway parking for one vehicle in front of the garage. The rear garden has walled boundaries, which includes the side wall of the garage, and is laid to lawn with a paved terrace area and a further raised shingled area. Ample room for patio furniture. The garden enjoys a sunny south westerly aspect and offers a good degree of privacy. There are raised brick built flower bed borders, with plants and shrubs interspersed throughout the garden.

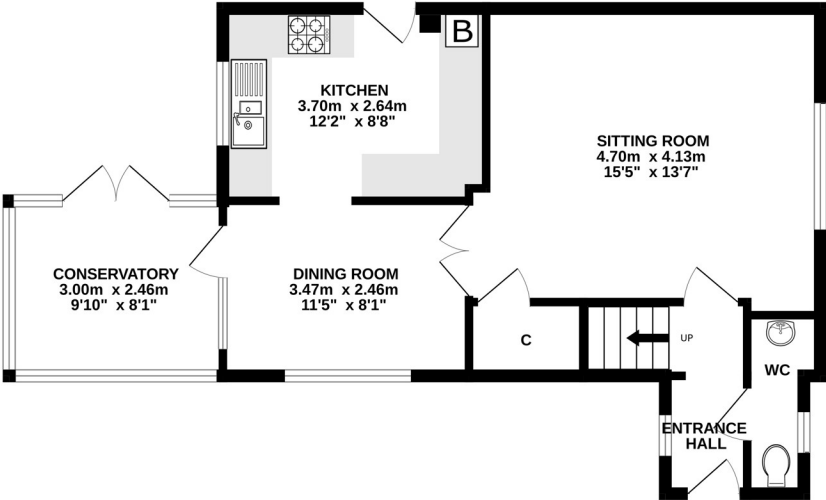
Campion Way is part of the popular Lymington Meadows development and is in close proximity to Lymington Hospital, Buckland Rings nature reserve, Lymington Train Station, the town centre and also multiple local pubs/restaurants. Lymington Georgian Market Town has many independent shops, picturesque cobbled streets leading to the quay, 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, Keyhaven salt marshes and Milford on Sea beaches. 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

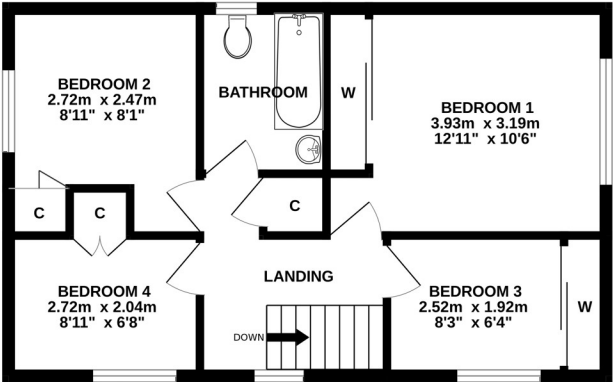
GARAGE
14.9 sq.m. (160 sq.ft.) approx.



GROUND FLOOR
53.9 sq.m. (580 sq.ft.) approx.



1ST FLOOR
43.3 sq.m. (467 sq.ft.) approx.



2 CAMPION WAY

TOTAL FLOOR AREA : 112.1 sq.m. (1206 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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