



27 Vitre Gardens

Lymington, SO41 3NA

SPENCERS
COASTAL





A charming detached three bedroom house with integral garage and parking for 2 cars situated south of the High Street.

The Property

The front door opens in to the hallway with a ground floor cloakroom and stairs to the first floor. The carpeted living room with a large front bay window and features a stone fireplace with a coal effect gas fire which acts as the focal point to the room. A door leads through to the modern kitchen/breakfast room. The kitchen is very well appointed with modern wall and base level units incorporating a built-in oven with gas hob over and extractor hood, integrated double oven and space for a freestanding fridge/freezer. A door leads through to the large conservatory currently used as a dining room with views over the rear garden and access through to the garage. The rear of the garage houses the modern Worcester boiler and has space and plumbing for a washing machine and tumble dryer.

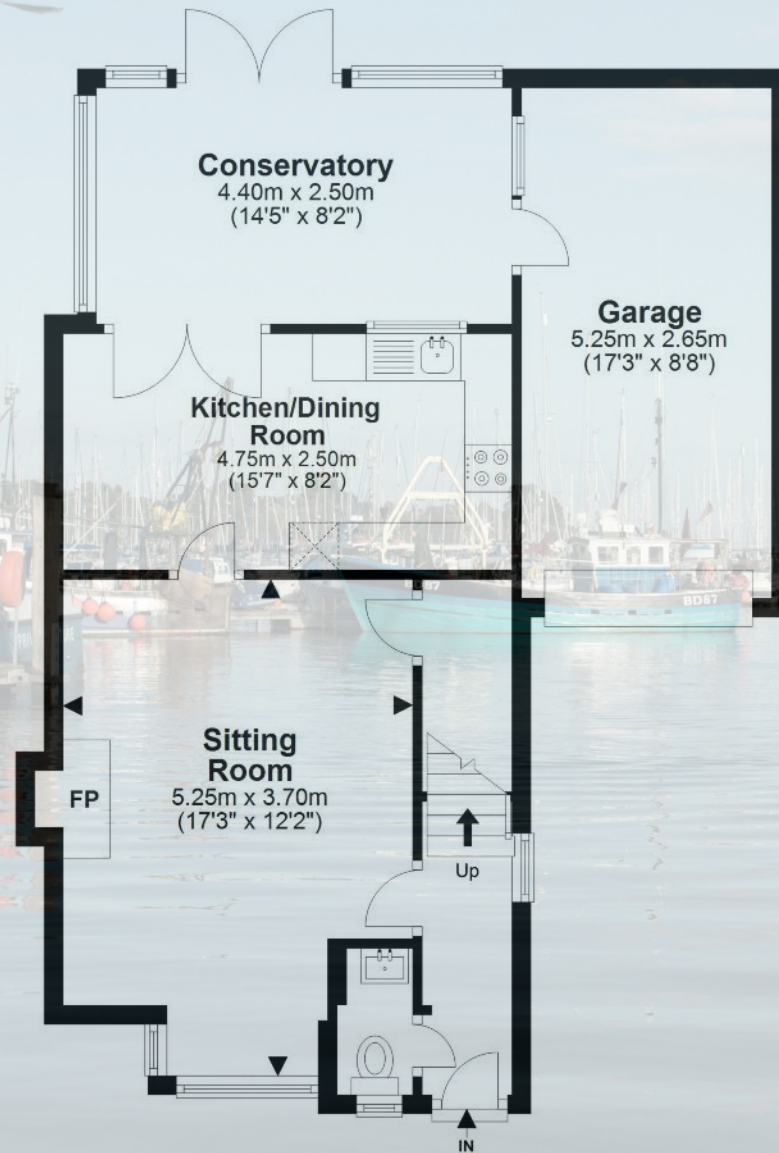


£625,000



FLOOR PLAN

Ground Floor

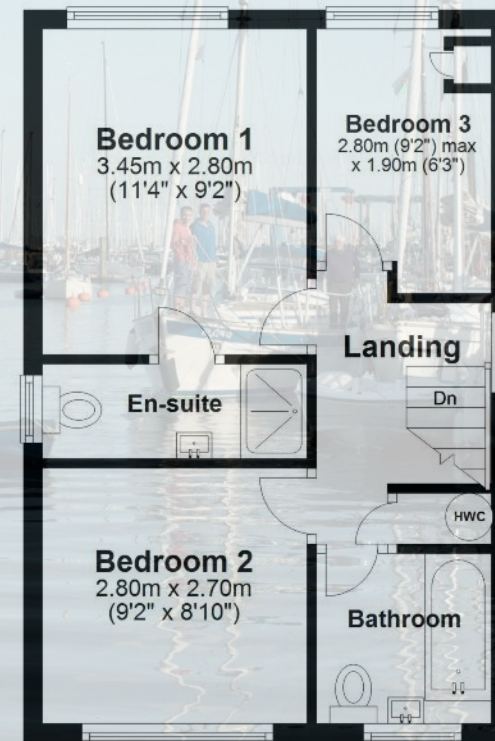


Approx Gross Internal Areas

House: 71.7 sqm / 772.6 sqft
Conservatory: 11.7 sqm / 126.3 sqft
Garage: 14.8 sqm / 160.2 sqft

Total Approx Gross Area: 98.2 sqm / 1059.1 sqft

First Floor





Located in this small popular development within walking distance of the marinas, Woodside park, Fishermans Rest pub and Me&S.

The Property continued . . .

On the first floor the principal double bedroom, overlooking the garden, is light and airy with a contemporary en-suite shower room. Bedroom two is also a double and overlooks the front elevation and bedroom three overlooks the rear garden and could also be used as a good dressing room or study. The family bathroom has a white suite comprising a bath with shower over, wash hand basin and WC.



Directions

From our office continue up the High Street and just before entering the one way system turn left into Belmore Lane. On reaching the roundabout take the first exit into Vitre Gardens. Take the first turning off on the left hand side and the property is the first on the right.



The family home offers good sized accommodation with a south-east facing rear garden.

Grounds & Gardens

The front of the property enjoys parking for two vehicles in front of the garage with an up-an-over door and outside tap. There is a side gate that leads through to the rear south east facing garden which is partly paved for ease of maintenance along with a lawned section with well stocked flower borders and twin raised brick planters.



The 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.



Services

Tenure: Freehold

Council Tax: E

Energy Performance Rating: D Current: 64 Potential: 82

Property Construction: Brick elevations with a tile roof

Heating: Gas Central Heating

Utility Supplies: Mains gas, electricity, water & drainage

Broadband: ADSL Cooper-based phone landline. Ultrafast broadband with speeds of up to 1000mbps is available at this property

Conservation Area: No

Parking: Private driveway and garage

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.



LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

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