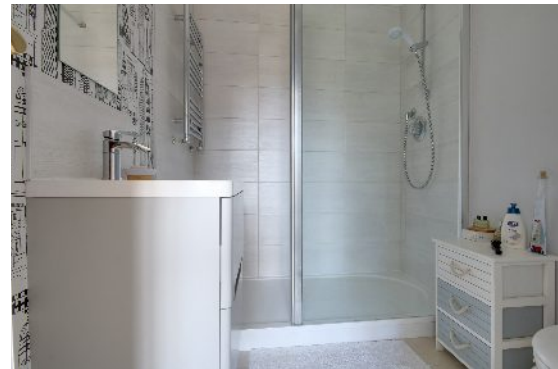




2 Alexandra Mews

Lymington, SO41 9NR

SPENCERS
COASTAL



The Property

A beautifully presented three bedroom town house, having been built in 2007, is situated in a small private gated development on the edge of town. The property enjoys a high specification, ample natural light, a pretty south facing walled garden and allocated parking for two vehicles.

A covered porch leads to the entrance hall with doors to the kitchen/breakfast room and living room. The kitchen/breakfast room has a window to the front elevation and a full range of low and high level shaker style units incorporating an integrated fridge and freezer, built-in Neff oven and grill, a Neff 4 ring gas hob, integrated dishwasher and space for a washing machine. The gas boiler is housed in the kitchen. To the rear of the property is a light and spacious living room with windows overlooking the south facing rear walled garden and French style doors leading to the patio and garden beyond with access to the road. There is also a cloakroom and useful understairs storage cupboard.

Stairs lead to the spacious first floor landing. Bedroom one has a wonderful high ceiling, a feature window, overlooks the rear garden and benefits from ample natural light. There are two fitted wardrobes and a door to the beautifully appointed en-suite shower room with wall mounted wash hand basin and wc. Bedroom two has windows overlooking the front aspect and is a comfortable double bedroom with wardrobe and ample space for free standing furniture.

A further staircase leads to the second floor where the third double bedroom is located and would make the perfect guest suite bathroom with shower over bath and storage cupboard. There is also ample eaves storage which has been fully insulated.

Grounds & Gardens

Beautifully appointed rear walled garden with entertaining patio, external lighting, a lawned area and an interesting array of shrubs providing texture and colour. There is a wooden tool shed, tap and external power sockets. The property also benefits from a shared bike store.

£595,000

3



1



2



FLOOR PLAN

Approx Gross Internal Area
102.7 sqm / 1105.2 sqft



Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



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

Energy Efficiency Rating: C Current: 77 Potential: 88

Council Tax Band: D

Mains water, electricity, gas and drainage

Tenure: Freehold

Maintenance Charge: £75 per month for window cleaning & communal maintenance

Directions

From our office in Lymington, proceed down the High Street and take the first turning on the left onto New Street. At the junction turn left onto Avenue Road then at the traffic lights turn right onto Southampton Road. At the roundabout take the first exit onto Alexandra Road and then the first turning into Alexandra Mews just a short distance in on the right hand side.

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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencerscoastal.com

www.spencerscoastal.com