



17 Westfield Road

*Lymington, SO41 3PZ*

SPENCERS  
COASTAL





*A wonderful example of a cleverly modernised and extended three bedroom Victorian property which is currently run as a successful holiday let.*

## The Property

The entrance door is to the side and opens into a spacious hallway featuring solid oak flooring adding a touch of elegance and durability. It serves as a central point of access to the main living spaces of the house. There is a useful cloakroom/utility space with a modern white WC and sink for convenience, pressurised Megaflo tank, hanging space for coats and plumbing for a washing machine and tumble dryer. The living room, to the front of the property, offers a warm retreat with a working wood burning stove adding charm and coziness. The kitchen has been extended to create a wonderful open plan kitchen/dining room. It has been designed to provide a light and spacious entertaining area with French doors out to the patio area seamlessly connecting indoor and outdoor living. The kitchen offers high gloss base units providing ample storage space. A large central island offers additional workspace and storage. There is an array of integrated Bosch appliances including a fridge/freezer, double oven, dishwasher, and a 6-ring induction hob, catering to modern cooking needs.

**£795,000**



# FLOOR PLAN



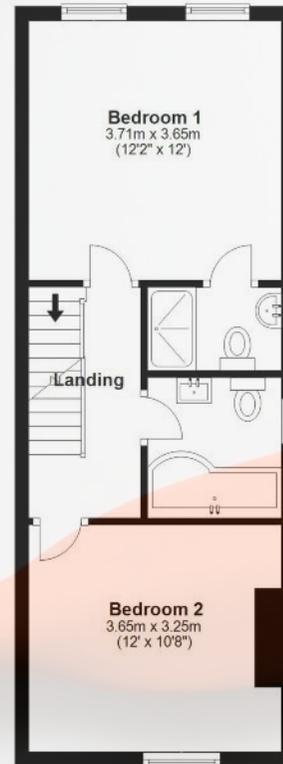
## Ground Floor

Approx. 56.6 sq. metres (609.4 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



## Second Floor

Approx. 12.2 sq. metres (130.9 sq. feet)



Total area: approx. 107.0 sq. metres (1151.6 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



*The property is located in one of the desirable roads south of the High Street providing easy access to amenities, dining options, and recreational activities. No forward chain.*

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### The Property continued . . .

Stairs lead to the first floor, where the principal bedroom is situated at the rear of the property. The bedroom features a vaulted ceiling and a modern en-suite shower room. There is a further double bedroom on this floor with space for wardrobes and a family bathroom with shower over bath, wash hand basin and WC. The second floor offers an additional double bedroom which completes the accommodation.

Overall, this property offers a blend of Victorian charm and modern convenience. The thoughtful design, quality finishes, and practical amenities make it a comfortable and inviting home. Its location close to the Marina and shops adds to its appeal, offering convenience and easy access to amenities.

### Directions

From the office proceed up the High Street and take the first left in to Church Lane. After two hundred yards turn left in to Waterford Lane. At the end of this road turn left in to Stanley Road and first left in to Westfield Road. The property is half way down on the right hand side.



## Grounds & Gardens

The property is approached via a white picket gate, adding to its classic and inviting curb appeal. The property offers gated side access to a good-sized east-facing rear garden which provides convenient access to the rear of the property without going through the house. The stone patio area covers the lawned garden with mature shrub borders providing a high degree of privacy. At the rear of the garden is a raised decking area, ideal for enjoying a glass of something cold in the evening sun. A shed offers additional storage for garden tools.

There is an outside storage cupboard at the front of the property housing the Worcester boiler.

Overall, the outdoor spaces of this property are well-designed for both functionality and enjoyment. The front garden and gated entrance create an attractive and welcoming first impression. The east-facing rear garden with its stone patio, lawn, and mature borders offers a private and peaceful retreat for outdoor activities and relaxation. The presence of the storage cupboard provides practical storage solutions, adding to the convenience of living in this charming Victorian home.

## Situation

The property is located south of the High Street and within walking distance of Lymington marinas and yacht clubs. Lymington is situated on the southern edge of the New Forest and is recognised worldwide as a premier sailing resort. It is a picturesque market town with an excellent range of boutique shops and restaurants, a weekly market, and a selection of cafes and pubs. The railway station is a branch line to Brockenhurst station, where there is a mainline service to Waterloo (approx 90 minutes). There are highly regarded independent schools in the area including Ballard, Durlston Court and Walhampton, while local schools at every level are mostly rated 'good' or 'outstanding' by Ofsted.



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

## Services

Energy Performance Rating: D Current: 68 Potential: 79  
Council Tax Band: tbc  
All mains services are connected.

## Property Video

Point your camera at the QR code below to view our professionally produced video.



## 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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