



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

37 Gosport Street

Lymington • SO41 9BB



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Perfectly positioned just a short stroll from Lymington High Street and the train station, this beautifully presented cottage-style home offers an exceptional blend of character and convenience. Boasting a private garden ideal for refined outdoor living and entertaining, the property exudes a warm yet elegant ambience throughout. A rare opportunity to acquire a stylish home in one of Lymington's most desirable settings.



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£380,000

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## Key Features

- Kitchen with built-in appliances
- Two first floor bedrooms
- First floor modern family bathroom with range of built-in vanity storage
- Well presented throughout
- Living/dining room
- Just a couple of minutes walk from Lymington High Street and train station
- Low maintenance courtyard rear garden with shed and outside tap
- EPC Rating: D



# Description

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This beautifully presented two bedroom mid-terrace character cottage is superbly located just a short stroll from Lymington High Street and the train station, with a wide range of local amenities close at hand. Offering both charm and convenience, the property presents an excellent opportunity to enjoy stylish living in a highly sought after setting.

A canopy covered entrance leads into a welcoming hallway, which in turn opens into a bright dual-aspect living/dining room. This elegant space features a charming fireplace, a window to the front aspect, and stairs rising to the first floor with a useful under stairs storage cupboard. A door to the rear provides direct access to the garden, while an opening leads seamlessly into the kitchen. The kitchen is beautifully appointed with a comprehensive range of contemporary wall and base units, complemented by worktop space and a sink with mixer tap. Integrated appliances include an electric oven, hob, fridge freezer, dishwasher, and washing machine, with two windows to the side aspect allowing for an abundance of natural light.

The first floor landing provides access to two bedrooms, with the principal bedroom being a good sized, light filled room overlooking the front aspect. The second bedroom, ideal as a single or study, overlooks the rear. The family bathroom is

stylishly appointed, featuring a panelled bath with mixer shower over, WC, wash hand basin, comprehensive range of built-in vanity storage cupboards, heated towel rail, and a window to the rear aspect allowing for natural light.

To the front, the property benefits from an attractive paved area enclosed by elegant wrought iron railings. The rear garden is fully enclosed and thoughtfully designed for ease of maintenance, featuring a predominantly paved layout with a shingle area complemented by a variety of mature shrubs and planting, creating a pleasant and private outdoor space and providing room for patio furniture. There is also a useful garden shed and an outside tap.

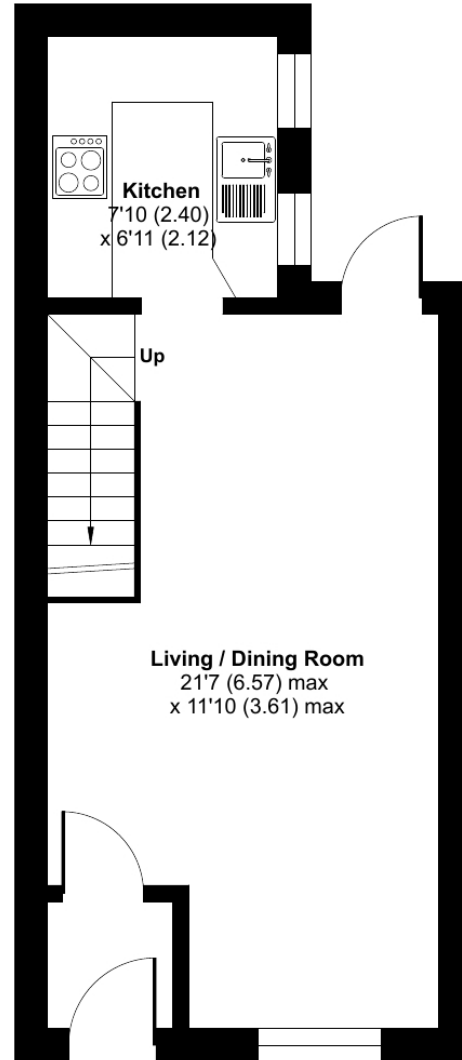
The beautiful Georgian market town of Lymington has many independent shops and the picturesque Quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To 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

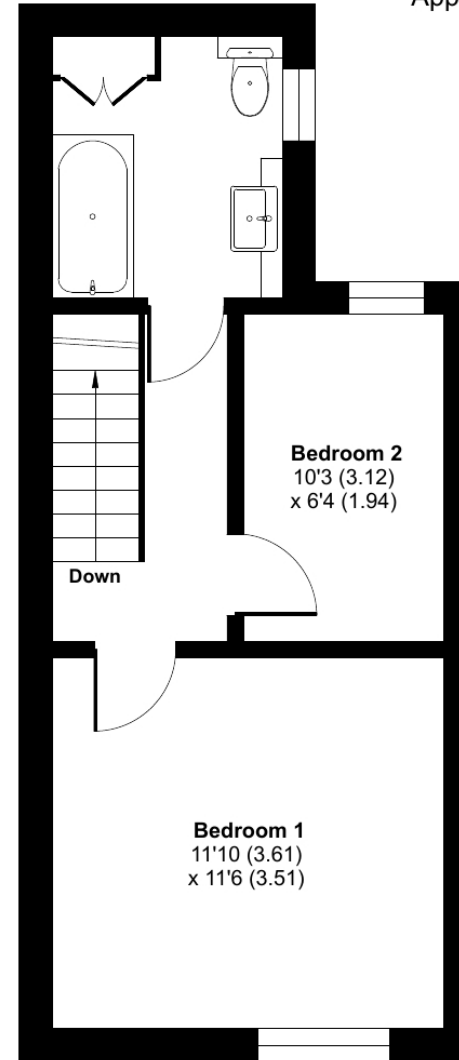
## Gosport Street, Lymington, SO41

Approximate Area = 626 sq ft / 58.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**





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For more information or to arrange a viewing please contact  
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