



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

35 Middle Road

Lymington • SO41 9HE



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Town centre location and within easy walking distance of High Street shops, this extended Victorian character cottage retains many original features. A delightful property benefitting from a loft room and secluded south facing garden.



2



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£425,000

Key Features

- Open plan study/sitting room with feature fireplace
- Ground floor bathroom and utility room
- Second floor loft room, ideal for use as a home office/snug/occasional bedroom three
- Located within level walking distance of Lymington High Street and close to local schools and amenities
- EPC Rating:D & Council Tax Band:C
- Kitchen/breakfast room
- Two first floor double bedrooms, both with built-in wardrobes
- Mature secluded south facing garden
- Victorian character cottage retaining original features

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Description

This well presented and extended two bedroom end terrace Victorian character cottage built in 1899 offers well proportioned accommodation and benefits from a loft room and good size south facing secluded rear garden. The property is located within easy level walking distance of Lymington High Street.

Front door leading into the hallway with stairs rising to the first floor. Door into the study/reception area with window to the front aspect. Archway leads through to the lovely cosy sitting room which has a chimney breast with wooden mantelpiece surround with inset electric fire and marble hearth. Full height built-in cupboards and shelving to one side of the chimney breast and to the front aspect, providing useful storage. Separate built-in under stairs storage cupboard. Door through to the utility room with space and plumbing for washing machine and space for two under counter appliances, with worktop above and additional wall mounted cupboards and window to the side aspect. Door into the bathroom, which comprises of a panelled bath unit with taps and electric shower over, with glass shower screen, pedestal wash hand basin with taps, low level WC, part tiled walls and tiled floor, cupboard housing the wall mounted gas fired central heating and obscure window to the side aspect.

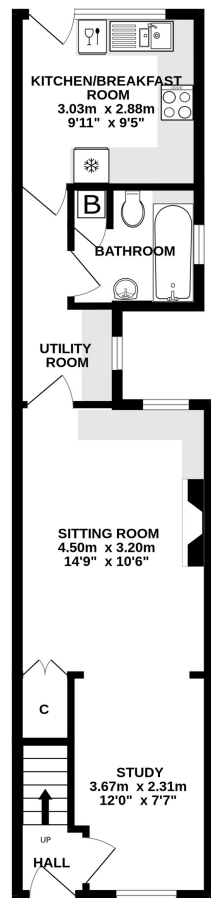
Door from the utility room area through to the kitchen/breakfast room. Lovely light and airy room with comprehensive range of floor and wall mounted cupboard and drawer units with worktop

over and inset one and a half bowl single drainer sink unit with tiled splashbacks. Space for range style cooker with open shelving, space and plumbing for dishwasher. Space for table and chairs. Window to the rear aspect overlooking the rear garden and feature stable door leading out to the rear garden. To the front of the property the boundary is enclosed by a low brick wall with white wooden picket fencing above. The front garden area is laid to shingle, leading up to the front door, with mature shrubs and plants. Wooden pedestrian gate provides access through to the rear garden. The mature rear garden enjoys a sunny southerly aspect, and has a shingle area adjacent to the rear of property, with ample space for patio furniture. There is an area of lawn with a further area shingle to the rear of the garden. There are an abundance of mature shrubs, trees, plants and bushes, providing privacy and the boundaries are fenced.

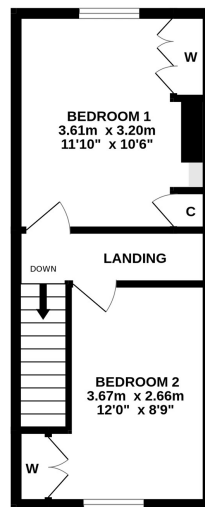
Middle Road is a sought-after road within a short level walk to Waitrose and the top of Lymington High Street. Lymington Georgian Market Town is famous for its bustling High Street with a wide array of boutique shops, cafes, eateries and a market every Saturday. Lymington has an active sailing community and is close to some beautiful local beaches and The New Forest National Park. There is a branch line rail connection to Brockenhurst mainline station (London Waterloo) and the ferry to the Isle of Wight.

Floor Plan

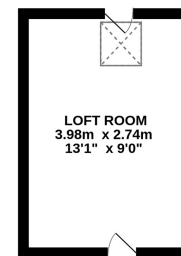
GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.



1ST FLOOR
25.8 sq.m. (277 sq.ft.) approx.



2ND FLOOR
10.9 sq.m. (117 sq.ft.) approx.



35 MIDDLE ROAD
TOTAL FLOOR AREA : 79.7 sq.m. (858 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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www.fellsgulliver.com

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