



63 Western Road

*Lymington, SO41 9HJ*



SPENCERS









*A charming, terraced, three bedroom, period cottage with many character features presented in excellent condition having been extended to create a very spacious family room over looking the South facing lawned garden.*

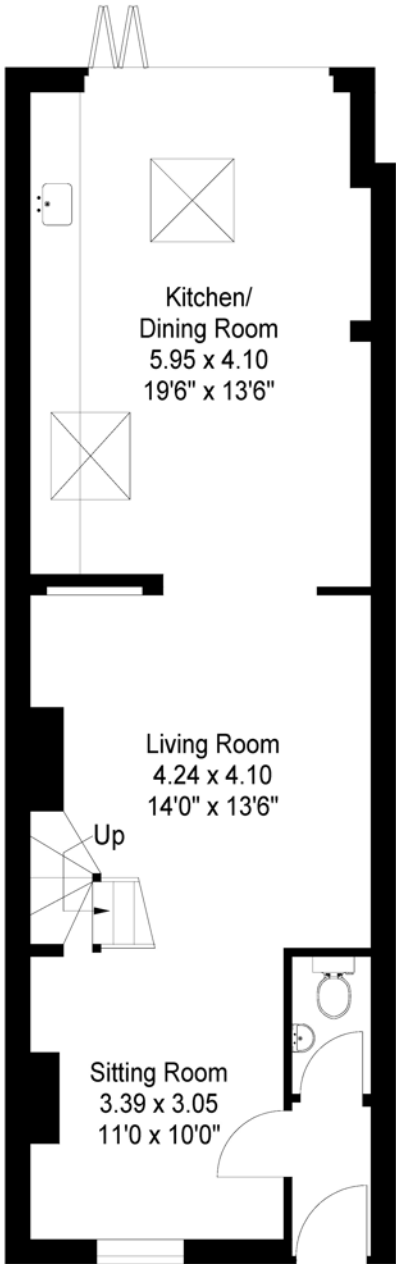
## The Property

The front door opens into a small hallway with tiled floor, space for coats and boots and a fitted cloakroom. The main living area is a lovely bright open plan room subtly divided into two areas by the central staircase. Polished wood floorboards run through both areas with built in shelving and storage, a feature open fire place with marble hearth and the most stunning fitted open plan kitchen area with bi-fold doors to the garden. The kitchen/family room with under floor heated, polished stone tiles is flooded with light from the clever use of sky lights and has a range of fitted units and worktops, a central brick built breakfast bar with integrated gas hob, built in double oven, space for a fridge freezer and washing machine.

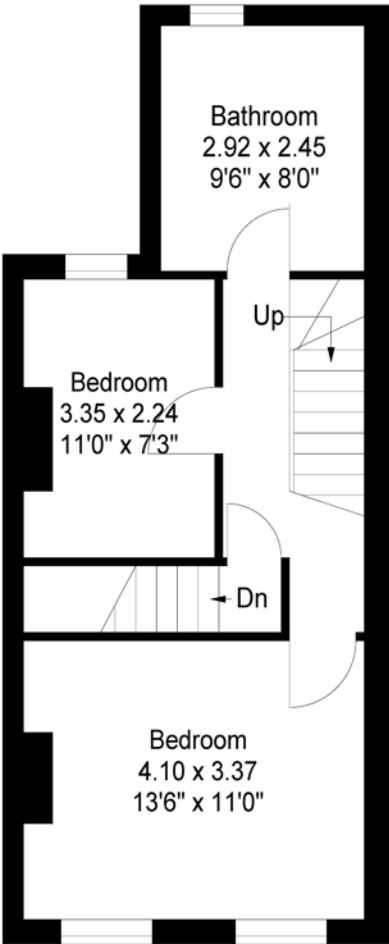
**£650,000**

 3  1  1

FLOOR PLAN



Ground Floor

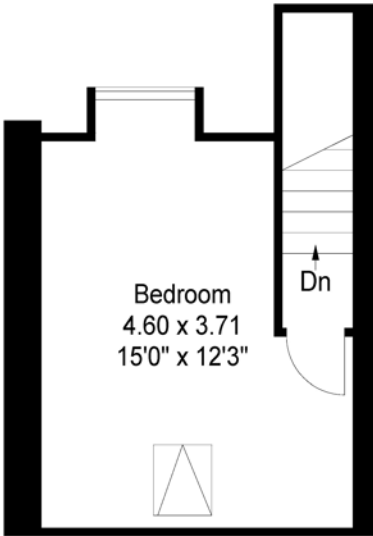


First Floor

Approximate  
Gross Internal Floor Area  
Total: 114sq.m. or 1227sq.ft.

Plans produced and Copyright HOMEPLAN  
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE



Second Floor





“

*The property is situated in a quiet residential road within an easy walk to Waitrose and the top of the High Street.*

### The Property continued . . .

Stairs lead to the first floor and the master bedroom with exposed brickwork, a Victorian fireplace and twin sash windows to the front. Bedroom two is a double with views to the garden and the large contemporary family bathroom has a modern white suite, white washed floorboards and spacious airing cupboard. From the landing, further stairs lead to the second floor with a third double bedroom having Velux windows providing for a light and spacious room with pleasant views.

### 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.





## Grounds & Gardens

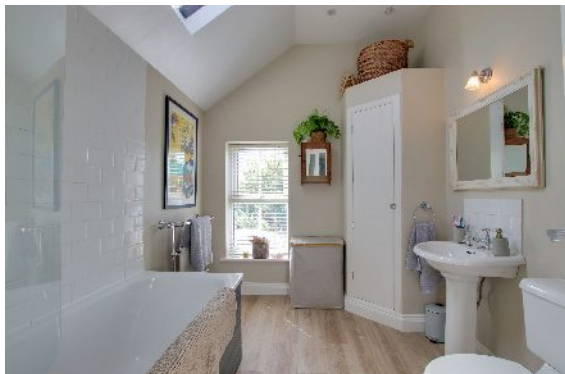
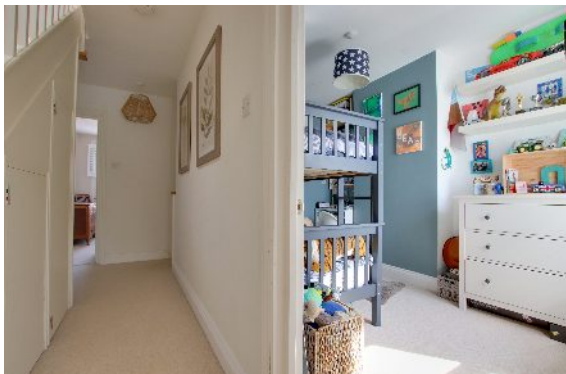
To the front of the property there is a small courtyard and retaining wall. From the kitchen/family room, bi-fold doors open onto the wooden decking and to the sunny, south facing rear garden which is mainly laid to lawn with a stepping stone path leading to the summer house/office. There are flower beds bordering the garden and a variety of mature trees and shrubs. To the rear of the garden office, there is an additional wooden shed with ample storage for bikes or garden furniture.



## Directions

Proceed to the top of Lymington High Street and turn right onto the Southampton Road. Immediately after the traffic lights and close to Waitrose, turn left into Eastern Road and proceed on taking the second turning on the left into Western Road. Continue to just before the end of the road and the property can be found on your left.





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

## Services

Tenure: Freehold

Council Tax: D

EPC: TBC      Current:      Potential:

Property Construction: Brick elevations & slate roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: FFTP-Fibre to the property directly. Ultrafast broadband with download speeds of up to 1000mbps available at this property (ofcom).

Parking: On street parking

## Important Information

Spencers 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@spencersproperty.co.uk](mailto:lymington@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)