



CAPTAINS KEEP • 11 STATION STREET • LYMINGTON • SO41 3BA

£899,950

A beautifully presented four-bedroom semi-detached character townhouse with driveway parking presented immaculately and finished to a high specification. The property offers the potential for a one-bedroom annexe and is located close to Lymington High Street. This charming property would make a fantastic main residence but also offers an opportunity for holiday rental income/second home investment.



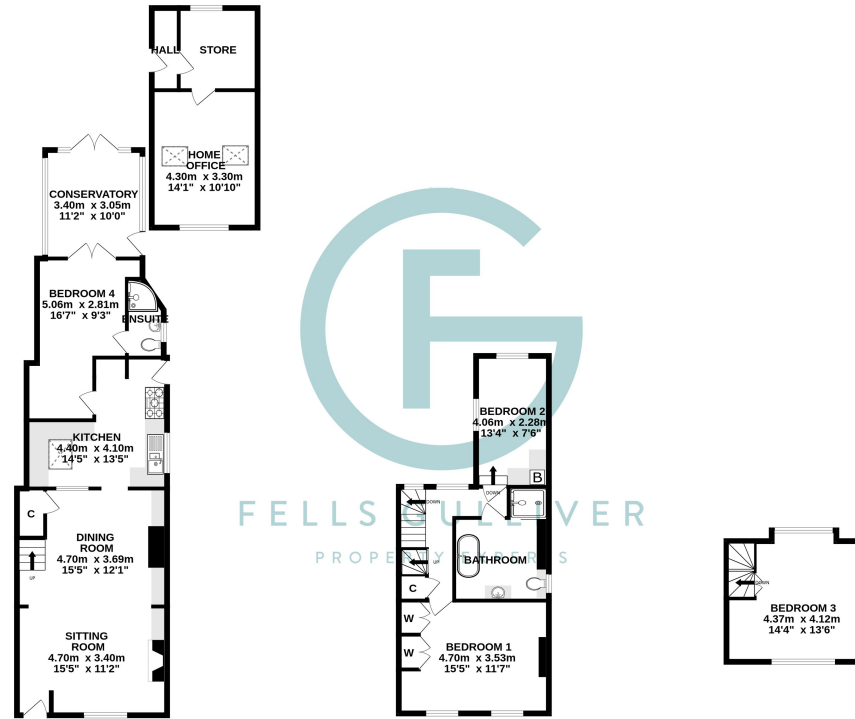
FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
94.5 sq.m. (1017 sq.ft.) approx.

1ST FLOOR
41.9 sq.m. (451 sq.ft.) approx.

2ND FLOOR
17.2 sq.m. (185 sq.ft.) approx.



TOTAL FLOOR AREA: 153.6 sq.m. (1653 sq.ft.) approx.
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Property Specification



- Open plan sitting/dining room with woodburner
- Modern fitted kitchen
- First floor family bathroom
- Driveway parking
- Within a few minutes walk of Lymington High Street and local amenities
- Offered for sale with no forward chain
- Potential for a ground floor one bedroom annexe usage as well as separate work from home office space
- Fully insulated BBQ cabin with power and lighting
- Potential for ground floor one bedroom annexe usage as well as separate work from home office space
- Two first-floor double bedrooms
- Second floor double bedroom with stunning views

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Description

Conveniently located just a few minutes walk from Lymington High Street and a stone's throw from Lymington Train Station, this charming four-bedroom character house offers beautifully presented accommodation throughout and offers potential for a one-bedroom annexe on the ground floor. The property benefits from a well-established garden, home office, BBQ cabin with power and light, and driveway parking and is offered for sale with no forward chain. This delightful home would be suitable as a main residence but also due to its prime location (as currently) could offer a wonderful opportunity for holiday rental income or second home investment.

The front door leads into the open plan sitting/dining room, the sitting area features a wood burner, built-in storage and a window to the front aspect with wooden shutters. Dining area with ample space for a large dining table and chairs, further built-in storage and stairs rising to the first floor. Opening through to the generously sized kitchen there are floor and wall-mounted cupboard and drawer units with inset one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for a dishwasher and washing machine. Space for range-style cooker and extractor hood over, space for American-style fridge freezer, window to the side aspect, ceiling spotlights, and roof sky lantern. Pedestrian door leading out to the side of the house with additional parking and/or storage space. Door leading into the conservatory with double doors to a double bedroom with built-in open shelving and hanging space, en-suite shower room with w.c., wash hand basin, fully tiled shower cubicle with mixer shower, window to the side aspect. Further double doors open out from the conservatory to the rear garden. This area could very easily be made into and function as a one-bedroom annexe.

First-floor landing with storage cupboard. Master bedroom with two built-in wardrobes and two windows to the front aspect with wooden shutters. Bedroom two with built-in shelving and storage, cupboard housing the gas-fired central heating boiler and windows to the side and rear aspect. A stunning family bathroom with a

modern white suite comprising a free-standing bath with mixer tap, fully tiled walk-in shower cubicle, w.c. with concealed cistern, wash hand basin with mixer tap and vanity storage cupboards under, shaver point, heated chrome towel rail, obscure window to the side aspect. Second-floor double bedroom with windows to the front and rear aspect offering beautiful far-reaching views.

Outside to the front, there is driveway parking and pedestrian access through to the rear garden. The rear garden is fenced to all sides and is private. There is a detached home office with power and light, with a hallway leading into a store room and then leading into the main home office space which has two roof lights, power and light. At the bottom of the garden, there is an insulated BBQ Cabin with a central BBQ/firepit and surrounding built-in seating to all sides, ideal for al-fresco dining. The cabin also has power and lighting. There is a paved patio area adjacent to the rear of the house and the remainder of the garden is laid to lawn with shingle area, with mature trees and shrubs.

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.





Fells Gulliver • 125 High Street • Lyminster • Hampshire • SO41 9AQ

01590 671711 lyminster@fells-gulliver.com fells-gulliver.com

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