



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

Solent Prospect, 11a Gosport Street

Lymington • SO41 9BG



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Located just a stone's throw from Lymington High Street, this rarely available, charming and spacious three/four bedroom period townhouse offers generously proportioned accommodation and benefits from an enclosed private garden, enjoys views over Lymington River over towards the Isle of Wight and is offered for sale chain free.



4



3



£475,000

Key Features

- Ground floor reception room/bedroom with access out to the rear garden
- Second floor sitting room with patio doors opening out onto the balcony with stunning views down Lymington River and over towards the Isle of Wight
- Second floor kitchen/diner
- Private rear garden with covered pergola area and shed
- Rarely available character property, offered for sale with no forward chain
- Ground floor shower room
- Three second floor double bedrooms
- Second floor shower room and separate bathroom
- Located within a stone's throw of Lymington High Street
- EPC Rating: D

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Description

This charming townhouse with private garden enjoys stunning views from the second floor along Lymington River towards the Isle of Wight. Offered for sale with no forward chain, this deceptively spacious property offers versatile and well proportioned accommodation and has three double bedrooms and three bathrooms.

Wrought iron gate leading through to an external entrance lobby. Front door to the left hand side leading into the property and directly into the entrance hall, with stairs rising to the first floor. Door into the inner hall, where there is a cupboard housing the water softener. Shower room which comprises of a large fully tiled shower cubicle, WC, wash hand basin, part tiled walls and extractor fan. Double doors from the inner hall lead through to the ground floor reception room/bedroom, which has double doors to the rear, opening out to the rear garden.

First floor landing with stairs rising to the second floor and large built-in airing cupboard housing the hot water cylinder and space and plumbing for washing machine. Master bedroom with large built-in wardrobe and shelves, plus additional eves storage, window to the rear aspect overlooking rear garden. Bedroom two with built-in cupboard and window with front aspect. Bedroom three with built-in wardrobes and window to the rear aspect overlooking the rear garden. Bathroom comprising panelled bath unit with mixer shower over and obscure glass shower screen, WC and wash hand basin, part tiled walls and extractor fan. Shower room with shower cubicle with mixer shower, WC, wash hand basin with vanity storage under, fully tiled walls and heated towel rail.

Second floor landing with opening through to the kitchen/dining room. Comprehensive range of floor and wall mounted cupboard and drawer units with inset one and a half bowl stainless steel sink unit with mixer tap and tiled splashbacks. Eye level double oven, four ring ceramic hob with extractor hood above, space for tall fridge/freezer. Space and plumbing for dishwasher. Wall mounted central heating boiler, breakfast bar area, wooden flooring, window to the

front aspect. From the landing there is an opening through to the sitting room with built-in cupboards and shelving, large window to the side aspect, double patio doors with side windows, opening onto the balcony with space for bistro table and chairs and enjoys stunning views over rooftops, down Lymington River and over towards the Isle of Wight.

The private rear garden is accessed from the ground floor reception room/bedroom, with a few steps leading down to the paved patio area with covered pergola, where there is ample room for patio furniture. There are paths leading down both sides of the garden with an area of lawn in the middle, with well established borders with mature shrubs, plants and trees. There is a useful garden shed and a side gate, which is for emergency use only for back exit from Loose Ends, the shop next door.

Term: Leasehold

Lease: 999 years from 1998

Maintenance: 50% of building insurance and any essential maintenance. Details of Individual and shared responsibilities are stipulated in the lease and an explanatory Agreement.

Ground Rent: £25 per annum (fixed)

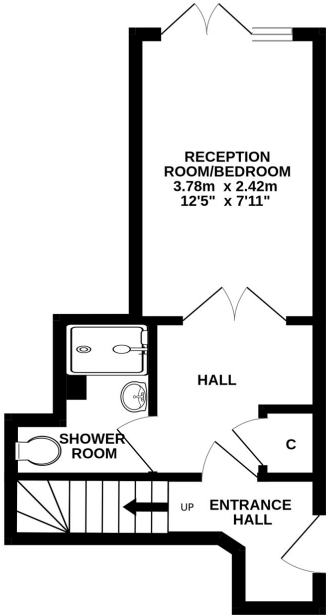
Pets: Domestic pets only allowed

Short Term Let/Airbnb allowed: Yes

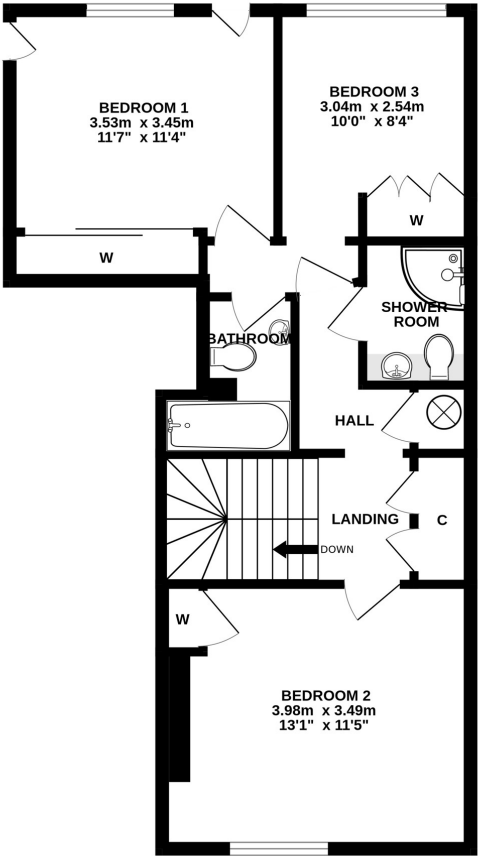
This rarely available characterful property is on the doorstep of all the conveniences that the Georgian market town of Lymington has to offer with its array of boutique shops, restaurants, Quay, train station with links to London Waterloo and supermarkets.

Floor Plan

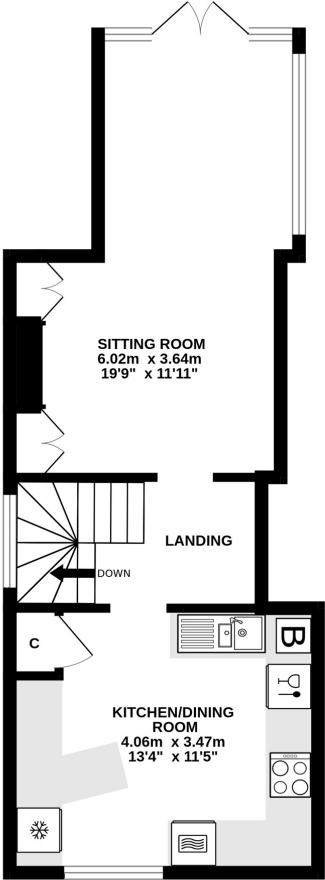
GROUND FLOOR
20.9 sq.m. (225 sq.ft.) approx.



1ST FLOOR
50.6 sq.m. (545 sq.ft.) approx.



2ND FLOOR
37.7 sq.m. (405 sq.ft.) approx.



SOLENT PROSPECT
TOTAL FLOOR AREA : 109.1 sq.m. (1175 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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