



55 GOSPORT STREET • LYMINGTON • SO41 9BB

£875,000

A substantial detached period property in Lyminster town centre offering four double bedrooms, multiple reception rooms and a large rear garden.

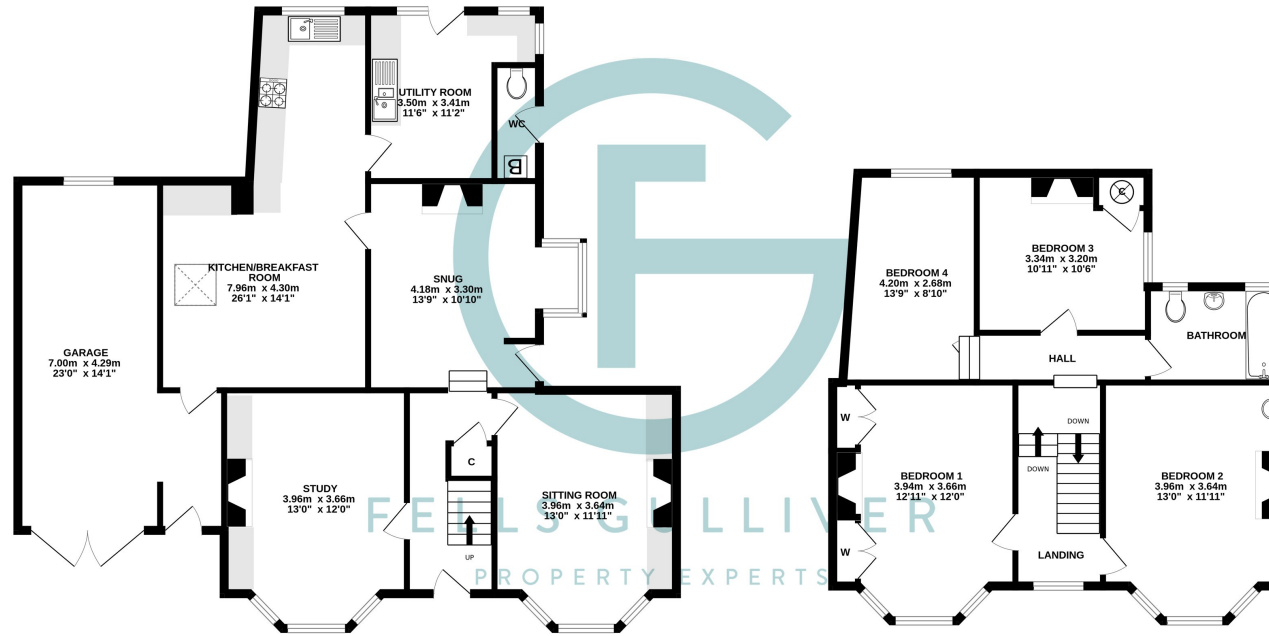


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
113.4 sq.m. (1221 sq.ft.) approx.

1ST FLOOR
67.9 sq.m. (731 sq.ft.) approx.



TOTAL FLOOR AREA: 181.3 sq.m. (1952 sq.ft.) approx.
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Property Specification



- Substantial period home
- Town centre location
- Large rear garden
- Driveway parking and double garage
- Four double bedrooms
- Multiple reception rooms
- Kitchen diner to rear with character exposed beams and utility room
- First time on the market in over 40 years
- Scope for extension/improvement - subject to planning
- Central snug with wood burner

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(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

A substantial detached period home is on the market for the first time in over 40 years. This stunning double-fronted home is spacious throughout and offers four double bedrooms, driveway parking as well as a double garage, and a large rear garden. It is located in Lymington town centre, just a short walk from the Quay, Train Station and High Street.

The central front door opens to the entrance hall with stairs rising to the first floor and doors into reception rooms. The ground floor accommodation comprises two large front reception rooms both with beautiful bay windows and feature fireplaces, a central snug with pine cladding walls, a wood burner, a side access external door and an internal door leading to the large kitchen diner, with exposed wooden beams, views of the garden and a door leading to the utility room. The kitchen features a range of eye and base level units, a sink with a drainer and space for a four-ring gas hob and dishwasher. The utility room comprises a further range of eye and base level units, space for white goods and an additional stainless steel wash basin with drainer and a door to the rear garden. A door from the dining room provides access to the double L-shaped double garage.

The first floor accommodation comprises four double bedrooms and a family bathroom. Bedrooms one and two are on the front aspect of the house and are large double bedrooms with feature bay windows. The landing leads down to bedrooms three and four and the family bathroom towards the rear aspect. The family bathroom is fitted with a white suite comprising a bath with shower over, a hand wash basin and a W.C. There is a window to the rear aspect towards the garden.

Externally one of this property's biggest assets is its sizeable and private rear garden extending towards around 150ft in length. There is a large patio area, that offers ample space for al-fresco dining and there is a wooden shed. Steps down from the patio lead to the rest of the garden which is mostly laid to lawn with shrubs and beds surrounding it. To the side of the property is an additional space accessed via the pedestrian side access gate with a side door into the snug and an outside W.C. where the gas fired central boiler is also located.

The property is just a five minute walk to the Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. 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.





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