



17 Princess Royal Close

Lymington, SO41 9NY

SPENCERS
COASTAL





An attractive four bedroom detached modern home with separate garage within a quiet cul de sac walking distance to Lymington town centre.

The Property

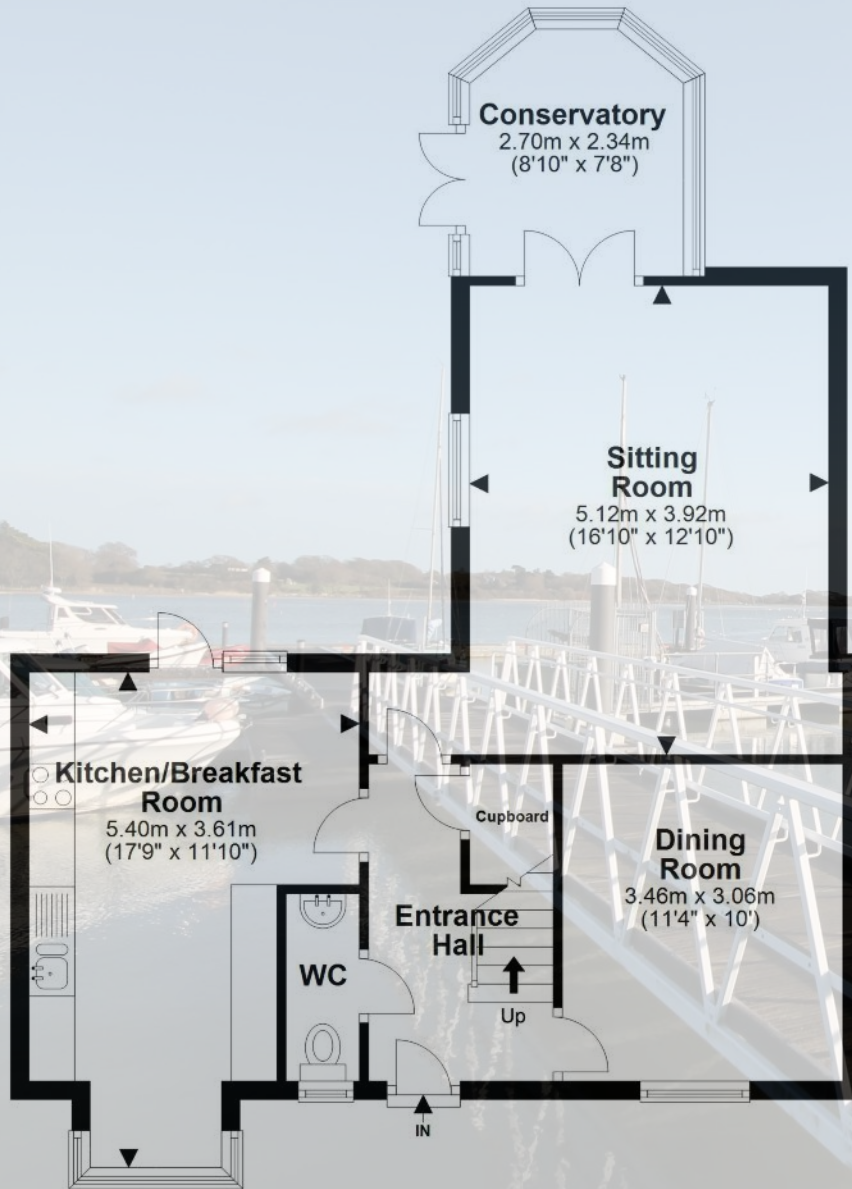
A gated driveway leads to the garage. An enclosed front garden mainly laid to lawn with mature shrub border. A covered porch leads into a spacious entrance hall with doors to all main living accommodation and stairs rising to the first floor. The kitchen is fitted with a comprehensive range of fitted units and integrated appliances with space for an informal dining table, ideal for casual entertaining. The kitchen benefits from being dual aspect with doors leading out to the sunny patio area. There is a separate dining room which could be used as a home office. The living room is of notable size with views to the rear garden and glazed doors leading into the conservatory, an ideal spot to relax and enjoy the garden aspect.

£775,000



FLOOR PLAN

Ground Floor

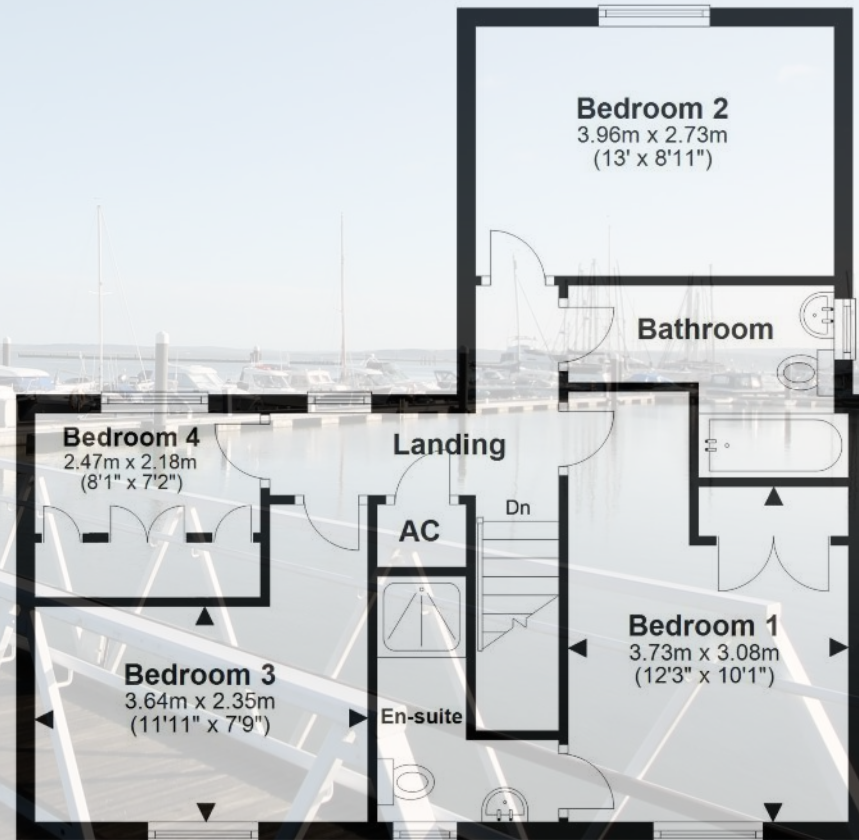


Approx Gross Internal Areas

Ground Floor: 62.9 sqm / 677.0 sqft
First Floor: 56.0 sqm / 602.0 sqft

Total Approx Gross Area: 118.9 sqm / 1279.0 sqft

First Floor





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The property offers spacious accommodation throughout including a separate dining room and conservatory with a sunny southerly aspect.

The Property continued . . .

The main bedroom at the front of the property enjoys an ensuite shower room and fitted wardrobes. There are two further double bedrooms and a fourth bedroom which is currently used as a dressing room. The family bathroom completes the first floor accommodation.





Grounds & Gardens

The house enjoys parking for two cars in front of the garage with an enclosed lawned area. The attractive walled rear garden benefits from being south facing and offers both a pedestrian side gate and access to the detached single garage. The garden is laid mainly to lawn with a patio ideal for entertaining.



The 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.



Directions

From our office proceed up the High Street and on to the one-way system keeping in the right hand lane. Turn right keeping Waitrose on the left and continue on to the Southampton Road. Go straight over the lights and take the second turning on the left hand side into Kings Road and Princess Royal Close can be found a short distance on the left hand side.

Services

Energy Performance Rating: C Current: 78 Potential: 88
 Council Tax Band: E
 Up to date electrical certificate available
 All mains services connected.

Points of interest

Lymington Quay	1.2 miles
Walhampton (Private School)	1.5 miles
Royal Lymington Yacht Club	1.5 miles
Lymington Hospital	1.3 miles
Waitrose Lymington	0.6 miles
Priestlands Secondary School	1.0 miles
Brokenhurst Golf Club	4.1 miles
Brockenhurst Tertiary College	4.7 miles

Important Information

Spencers of The New Forest 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:
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