



3/5 STANLEY ROAD • LYMINGTON • SO41 3SJ

£1,750,000

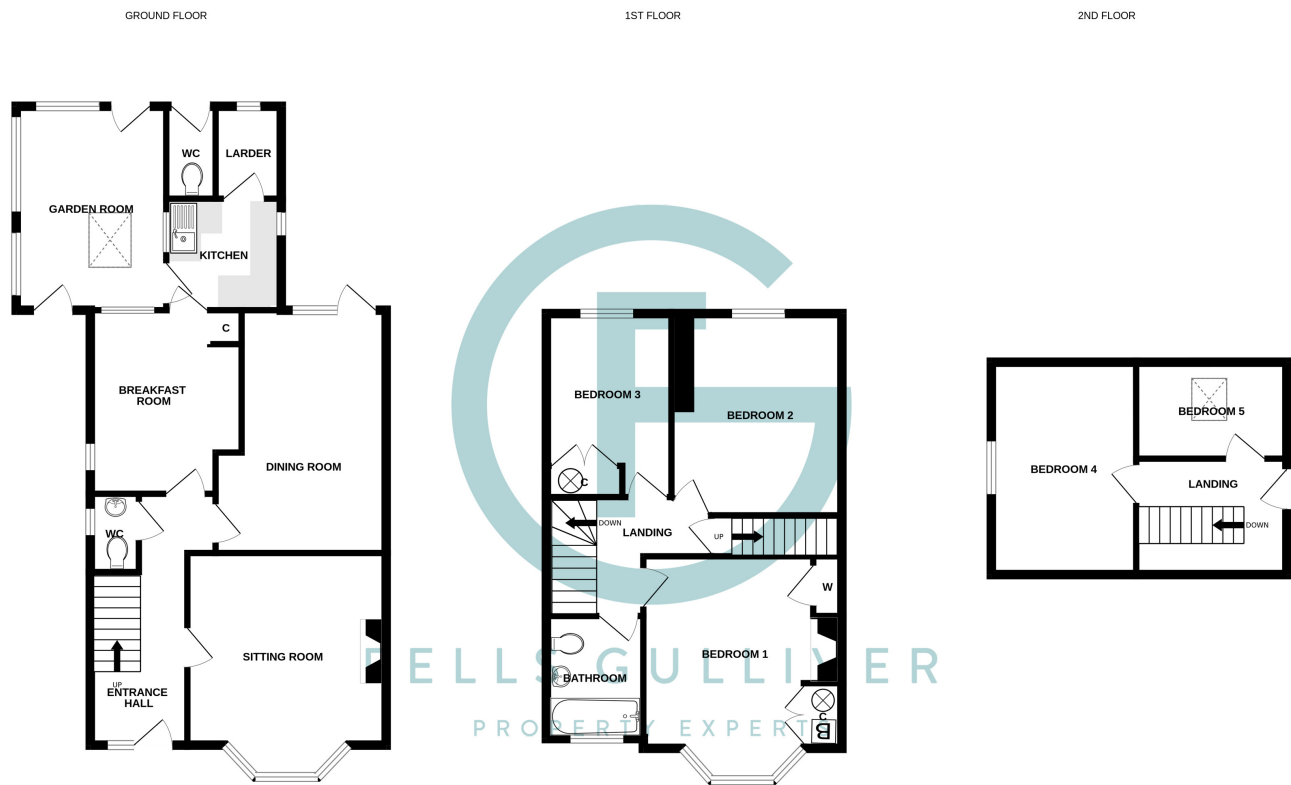
A superb opportunity to purchase an attractive pair of five bedroom three storey semi-detached Edwardian Villas, set within one of the largest plots south of the High Street. The properties offer scope for modernisation and development. Located in a prime position on one of the most sought-after roads close to the Marinas and Yacht Clubs. The property works well as two semi-detached villas or would be a magnificent house if combined.



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988



TOTAL FLOOR AREA : 139.0 sq.m. (1496 sq.ft.) approx.
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Property Specification

Unique opportunity to purchase adjoining Edwardian three storey, five bedroom character houses offering scope for modernisation

No.3 comprises: entrance hall, sitting room, dining room, breakfast room, kitchen, garden room, cloakroom, three first floor double bedrooms, bathroom, two second floor bedrooms

No.5 comprises: entrance hall, sitting room, dining room, kitchen/breakfast room, garden room/office, three first floor double bedrooms, bathroom, two second floor bedrooms

Double garage, driveway and large gardens in total measuring 0.3 acres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Description

Two adjoining five bedroom, three storey semi-detached Edwardian Villas set within one of the largest plots south of the High Street. The properties offer scope for modernisation and development and are located in a prime position on one of the most sought after roads close to the Marinas and Yacht Clubs. The property works well as two semi-detached villas or would be a magnificent house if combined.

Each property has its own title with number 3 having its own driveway, double garage and extensive garden with number 5 offering the potential to create off road parking and an extensive size plot. The combined gardens are approximately 0.3 acres, with number 3 having three quarters of the rear the land and number 5 has a garden approximately 100ft in length. The houses and gardens offer scope for extension and development subject to planning permission.

No.3 accommodation comprises:

Ground Floor: Entrance hall, sitting room, dining room, breakfast room, kitchen with larder, garden room, two cloakrooms

First Floor: three double bedrooms and bathroom

Second floor: Two bedrooms and landing with door adjoining the two properties

No.5 accommodation comprises:

Ground Floor: Entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room and garden room

First Floor: Three double bedrooms and bathroom

Second Floor: Two bedrooms and landing with door adjoining the two properties

The properties are within an easy short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops and the picturesque Quay. Lymington has a 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 • Lymington • Hampshire • SO41 9AQ

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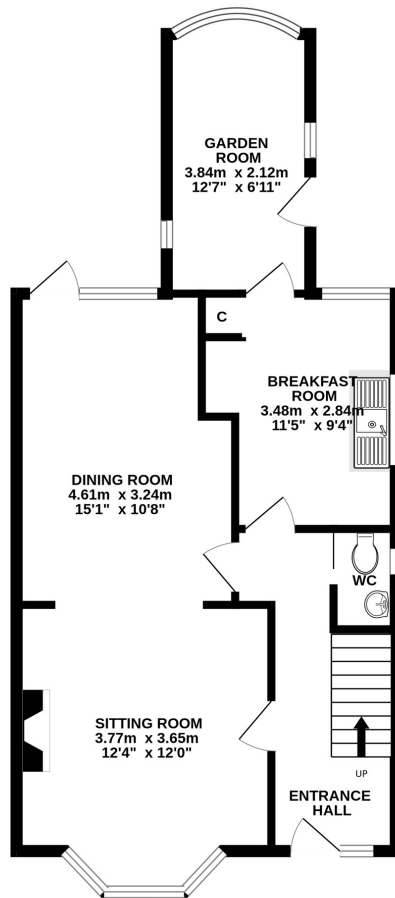


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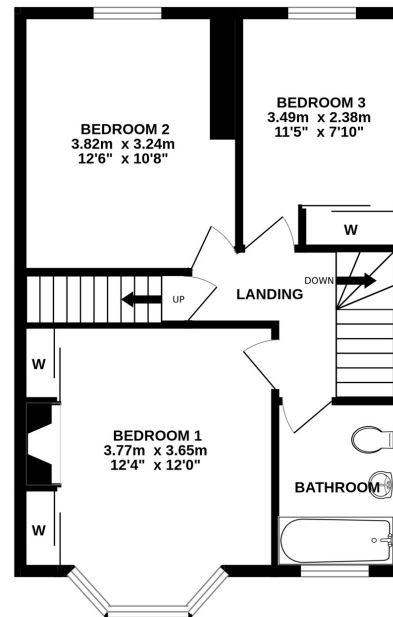
PROPERTY EXPERTS

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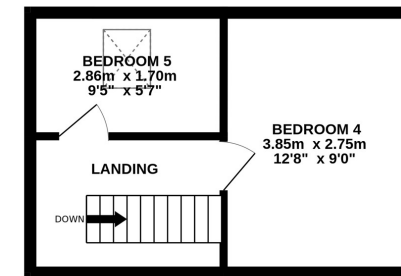
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 128.0 sq.m. (1378 sq.ft.) approx.

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