



8 Knight Gardens *Lymington, SO41 9NZ*

SPENCERS
COASTAL





An attractive, modern, two-double-bedroom end of terrace property, built approximately 5 years ago by the well-respected local developer Pennyfarthing Homes.

The Property

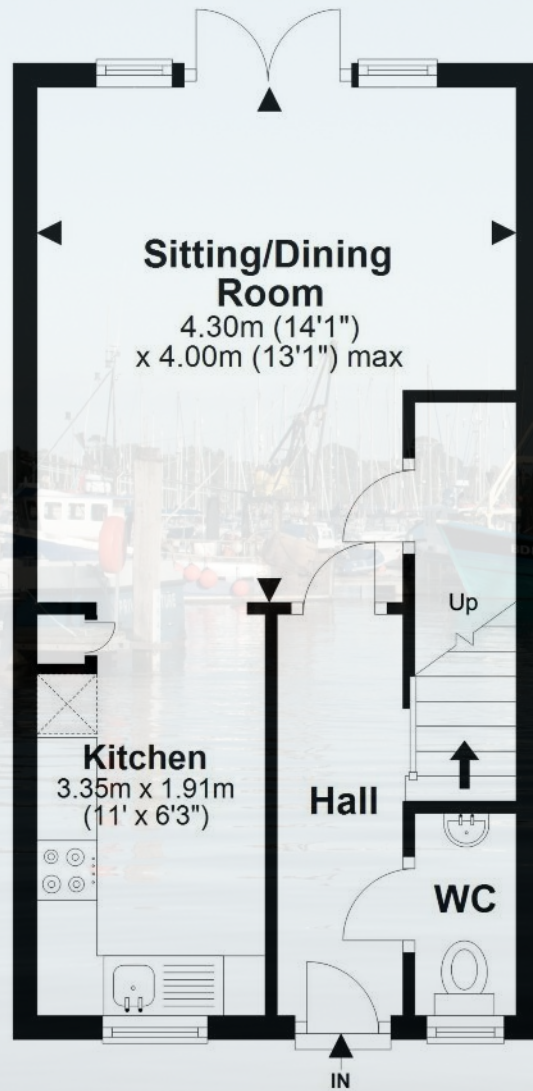
Upon entering through the front door, you're welcomed into a light and airy hallway with stylish laminate flooring throughout the ground floor. There is a convenient cloakroom to the right and a staircase leading to the first floor. At the rear of the house is the open-plan kitchen/dining and living room which has been recently redecorated. The kitchen has a pleasant outlook to the front of the property and has benefitted from being recently updated, with new worktops, sink and tiled walls. It comes well equipped with an electric oven, gas hob, and extractor hood with space and plumbing for a washing machine, dishwasher and a tall fridge/freezer. The living room offers views over the landscaped rear garden, with double doors leading to the sunny patio and decking area. You also benefit from a large under stairs cupboard offering ample storage space.

£365,000



FLOOR PLAN

Ground Floor



Approx Gross Internal Area
62.0 sqm / 667.4 sqft

First Floor

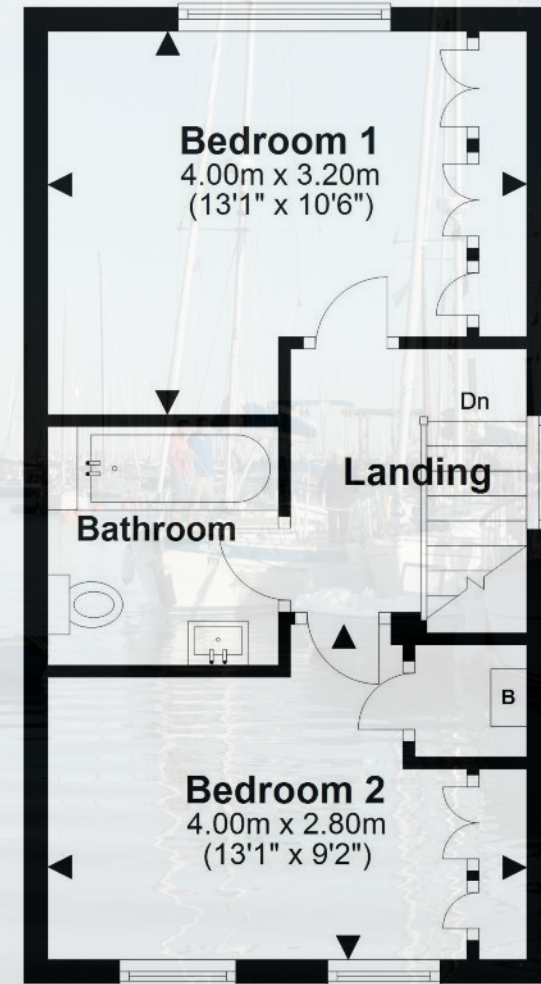


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



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The property is in a favourable position on the development, having a private driveway for 2-3 cars, a sunny north-west facing landscaped garden, and is within walking distance of Lymington High Street and local amenities.

The Property Continued...

Ascending to the first floor, the spacious main bedroom overlooks the rear garden and distant fields, recently benefitting from redecoration. The second double bedroom has a pleasant outlook of the well established trees to the front of the property, and having enough room for fitted wardrobes. In bedroom two you will find an airing cupboard housing the Worcester boiler. Completing the upper level is a modern family bathroom featuring elegant tiling, inclusive of a bath with shower over, WC, and a wash hand basin.

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, stay on the road until you reach the mini roundabout. At the mini roundabout take the first left onto Alexander Road, then take the second turning right into Knight Gardens.



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.

Services

Tenure: Freehold

Council Tax: C

Energy Performance Rating: B Current: 83 Potential: 97

Property Construction: Brick elevations with slate roof

Heating: Gas central heating

Utility Supplies: Mains gas, electricity, water and drainage

Broadband: FTTP - Fibre to the property directly. Ultrafast broadband with speeds of up to 1000mbps is available at this property

Conservation Area: No

Parking: Driveway



There is also a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes

Grounds & Gardens

Outside, to the entrance of the property you are greeted with a landscaped frontage of flower beds & slate shingle. To the side, a private driveway, accommodating 2-3 cars. The rear garden, laid with natural turf is edged with attractive raised flower beds, housing well established plants. The garden also features a patio area and recently installed raised decking ideal for summer entertaining.

Points of Interest

Priestlands Secondary School	1.5 miles
Walhampton (Private School)	1.9 miles
Lymington Hospital	1.3 miles
Brockenhurst Train Station	4.4 miles
Brockenhurst Tertiary College	4.7 miles

Important Information

Spencers of Lymington 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk