



3 Station Street

Lymington, SO413BA

SPENCERS
COASTAL





This beautiful Victorian cottage (c1860) is conveniently located in the centre of Lymington, close to the Town Quay, the station and the amenities of Lymington High Street. The house is very bright and cheerful having been completely refurbished throughout with new kitchen, bathroom, windows, heating, carpets and decor. There are two double bedrooms and Two Residents/Visitors parking permits are available for on street parking in Station Street.

The Property

A superbly presented two double bedroom period cottage that has been extended and comprehensively modernised over the last year which includes new windows, doors, brand new kitchen, bathroom and a new garden. The property now perfectly blends original character and charm with modern day open-plan living, located in the heart of Lymington within close proximity to the High Street, railway station and the picturesque town Quay.

The well-proportioned accommodation consist of an impressive open-plan sitting and dining room with double glazed window and plantation shutters to the front, an attractive feature fire place with open fire, wall light points and recessed downlights, a clearly defined dining area that opens into the recently installed (2023) navy blue kitchen with contrasting white marble effect worktops, tiled splashbacks, integrated appliances and breakfast bar area. A rear lobby from the kitchen provides coats hanging space, a door into the garden and access to the ground floor WC.

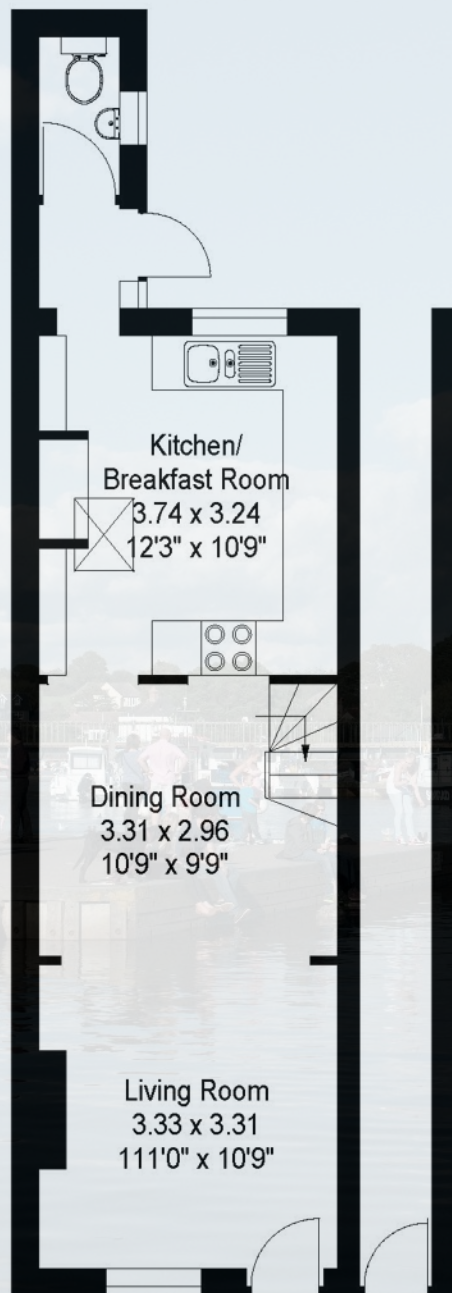
£445,000



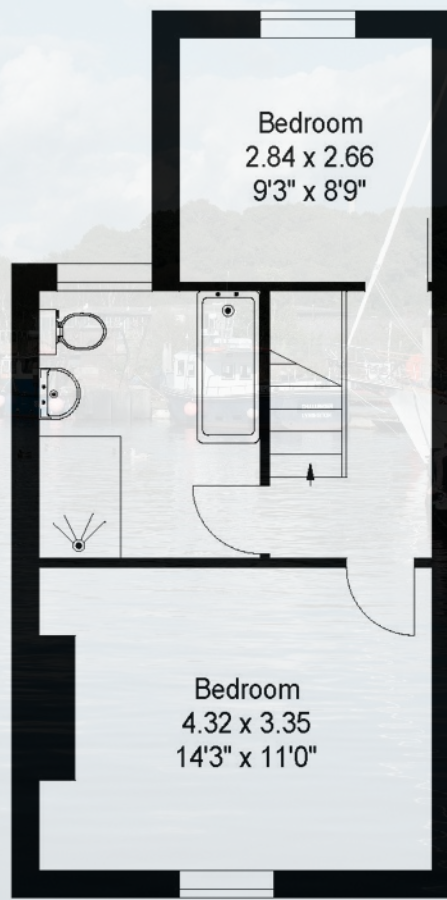
Approximate
Gross Internal Floor Area
Total: 73sq.m. or 786sq.ft.

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NOT TO SCALE



Ground Floor



First Floor



The Property continued . . .

Stairs with automatic censored low level lighting rise to the first floor landing with two double bedrooms to the front and rear of the property and a well appointed independent bathroom with separate luxurious walk-in shower cubicle with rain shower head, separate fitted bath, vanity unit, WC and heated towel rail.





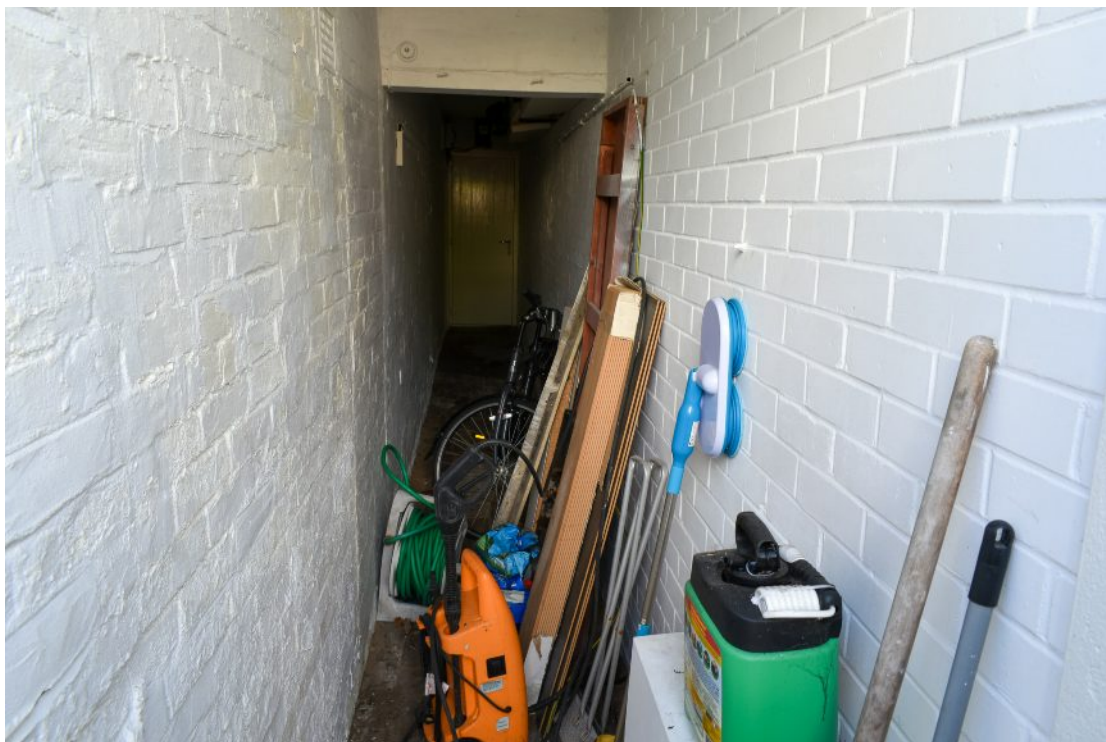
Situation

The 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.



Grounds & Gardens

Externally an adjacent private covered passageway, ideal for bicycle and kayak storage, leads to a low maintenance paved rear courtyard garden ideal for alfresco dining with external lighting and tap. The house also benefits from a private rear gate which leads into Gosport Street.



Services

Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: C Current: 70 C Potential: 85 B

Property Construction: Brick elevations with slate roof

Heating: Gas Central Heating

Utility Supplies: Mains gas, electricity, water and drainage

Broadband: Ultrafast broadband with speeds up to 1000 mbps is available at the property.

Parking: Street parking, annual parking permit.

Directions

From our office, turn left and proceed to the bottom of the High Street bearing left into Gosport Street. Take the first right into Station Street and the property can be found on the left hand side.

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