



83 Southampton Road

*Lymington, SO41 9GH*

SPENCERS  
COASTAL





*A charming Grade II listed, end-of-terrace period home, offering two double bedrooms, two reception rooms, an extended kitchen, and a delightful rear garden.*

## The Property

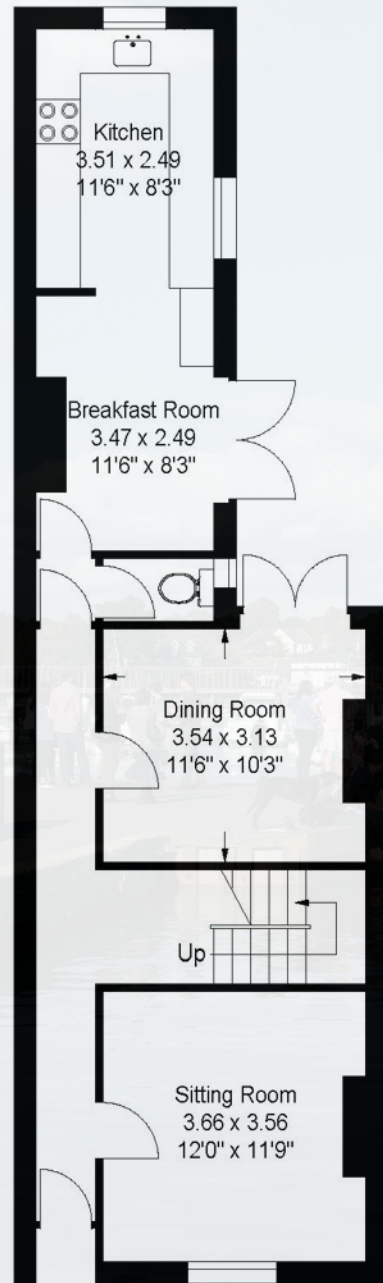
Upon entering, you are welcomed into a bright and airy hallway with ample space for coats and shoes. The hallway leads into the spacious living room, which boasts high ceilings, an open fireplace, and bespoke built-in shelves with a ground-floor cupboard on either side of the fireplace. The large window at the front allows plenty of natural light, while the oak flooring extends seamlessly into the living room, adding warmth and character. Between the living room and dining room is a wide staircase that curves back on itself, providing an elegant transition between spaces. The dining room features another charming fireplace and French doors that open onto the back garden. Adjacent to the dining room is a convenient downstairs cloakroom. At the rear of the home, you'll find the extended kitchen, which includes a log burner and an additional door leading outside. The kitchen is well-equipped with built-in appliances, wooden countertops, a breakfast bar, and tiled flooring. The double-aspect design, with two windows overlooking the garden, floods the space with natural light. Upstairs, the first floor comprises two generously-sized bedrooms with a large Jack and Jill wardrobe between the bedrooms, a family bathroom, and a separate cloakroom, providing ample space and comfort.

**£525,000**

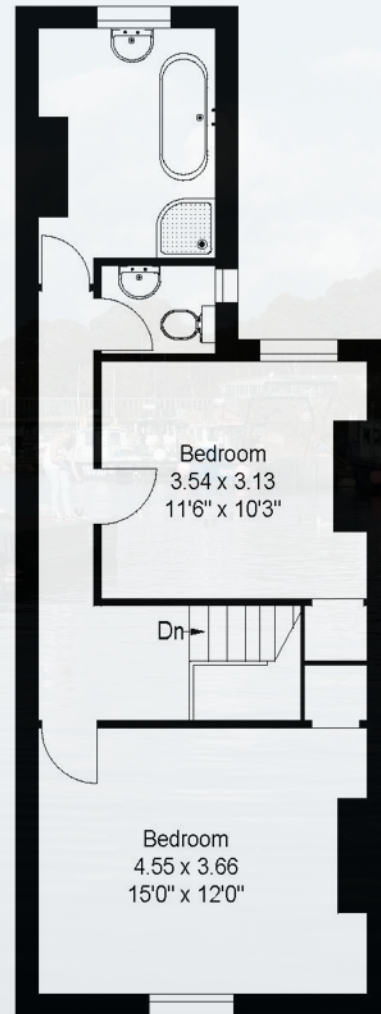




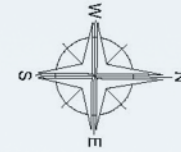
# FLOOR PLAN



Ground Floor



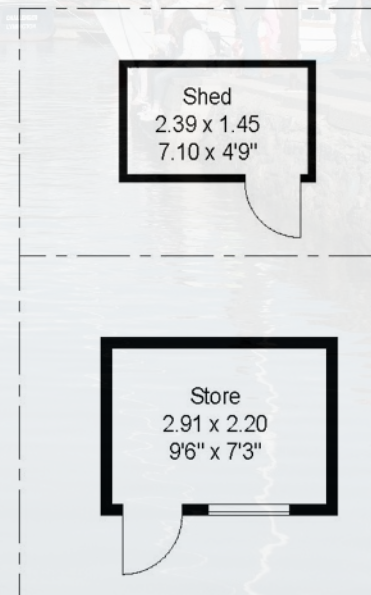
First Floor



Approximate  
Gross Internal Floor Area  
House: 106sq.m. or 1141sq.ft.  
Store: 6sq.m. or 65sq.ft  
Shed: 4sq.m. or 43sq.ft

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NOT TO SCALE





## Grounds & Gardens

Externally, the front of the property offers an informal parking space for a small car. A side access gate leads to the private, west-facing rear garden, which is designed for low maintenance with slate-chipped raised beds, paved seating terraces, a substantial log store, and twin garden sheds at the rear.

## The Situation

The Georgian market town of Lymington offers cosmopolitan shopping and a picturesque harbour as well as two deep water marinas and outstanding sailing facilities. The town is surrounded by the natural beauty of the New Forest National Park. 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 a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



## Directions

From our office turn right and proceed to the top of the High Street. Continue around the one-way system, bearing right and pass Waitrose on your left. After around 250 yards at the end of the terraced houses the property will be on the left hand side. Permit parking is on the street in front of the property. By foot; proceed to the top of the High Street and bear right into Southampton Road. The property can be found on the opposite side of the street, where there is a row of brightly coloured terraced town houses.



*Situated in the heart of the historic Georgian market town of Lymington, it is just moments from Waitrose and a short walk to Lymington's marinas, yachting facilities, coastal walks, and the stunning New Forest National Park.*

## Services

Tenure: Freehold

Council Tax: E

The property is Grade II Listed

Energy Performance Rating: E      Current: 49      Potential: 74

Property Construction: Brick elevations with slate roof. Entire new roof was installed summer 2024

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water & drainage

Broadband: FTTC - Fibre optic to the cabinet, then to the property. Superfast broadband with speeds of up to 80mbps is available at this property

Conservation Area: Lymington

Parking: Informal off street parking (no dropped kerb). Permit parking available on Southampton Road and permit free parking on surrounding roads.

## 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:

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