



42 AMBLESIDE ROAD • LYMINGTON • SO41 3QS

£595,000

A beautifully presented three bedroom semi-detached character house having been extended and re-modelled in recent years, with the benefit of a new roof. There is an attractive private landscaped rear garden and useful outbuilding, and is located on the favoured south side of Lymington High Street.

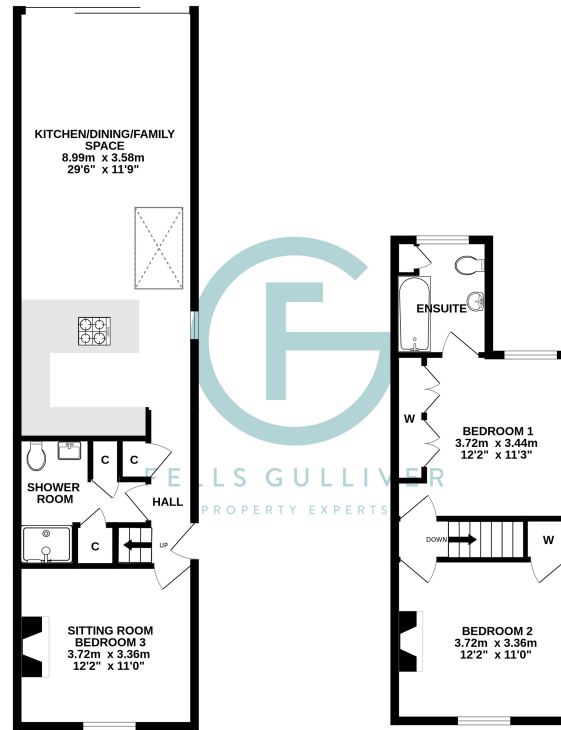


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
55.4 sq.m. (595 sq.ft.) approx.

1ST FLOOR
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA: 88.2 sq.m. (950 sq.ft.) approx.
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Property Specification



- Sitting room/ground floor bedroom three
- Light and airy open plan kitchen/family room
- Ground floor shower room
- Master bedroom with built-in wardrobes and en-suite bathroom
- Double bedroom two
- Beautifully landscaped garden
- Large wooden outbuilding with power and light
- Located on the favoured south side of Lymington High Street
- Architecturally designed house with character features and new roof

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

An opportunity to purchase a two/three bedroom semi-detached character house which over the years has been carefully extended and re-modelled to provide this extremely comfortable home and having an attractive private landscaped garden with useful outbuilding, situated on the south side of the High Street.

A path leads down the side of the property. Front door leading into the hallway. Stairs rising to the first floor, with understairs storage cupboard and two additional storage cupboards opposite. Shower room comprising a shower cubicle, low level w.c., wash hand basin, heated towel rail, space and plumbing for washing machine, storage cupboard.

Sitting room/bedroom three has a recess fireplace with mantelpiece and hearth, with built-in display shelving either side, exposed wooden floor, window to the front aspect with white wooden shutters.

Open plan kitchen/dining room - The kitchen comprises a comprehensive range of white gloss cupboard and drawer units with white worktop over, inset single drainer sink unit with mixer tap, integrated dishwasher and Everhot cooker, space for American style fridge/freezer. Open plan to the sitting/dining area with a feature wood burning stove, large floor to ceiling sliding doors leading out to the rear garden and large ceiling roof light flooding this lovely room with natural light, underfloor heating, window to the side aspect.

First Floor landing. Master bedroom with range of built-in wardrobes, window to the rear aspect and door into the en-suite bathroom with suite comprising panelled bath

unit with mixer tap, glass shower screen and fully tiled surround with inset alcove storage for toiletries, low level w.c, wall mounted wash hand basin with mixer tap, heated towel rail, tiled floor, obscure window to the rear aspect. Double bedroom two with built-in wardrobe, feature fireplace, colourwash stripped floor, window to the front aspect with white wooden shutters.

Down the side of the property, there is a wooden gate leading through to the rear garden. The well maintained garden is a real feature of this property having been landscaped to provide a terrace area adjacent to the house with ample room for a patio table and chairs, there is a path and gravel areas leading down one side of the property with various established beds and borders with railway sleepers, leading to the large wooden outbuilding with power and light, making it an ideal home office/hobbies room/workshop. The boundaries are fenced to all sides and the garden is well screened, affording a high degree of privacy.

The property is 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, deep water marinas, and sailing clubs. 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.





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