



3/5 STANLEY ROAD • LYMINGTON • SO41 3SJ

£2,150,000

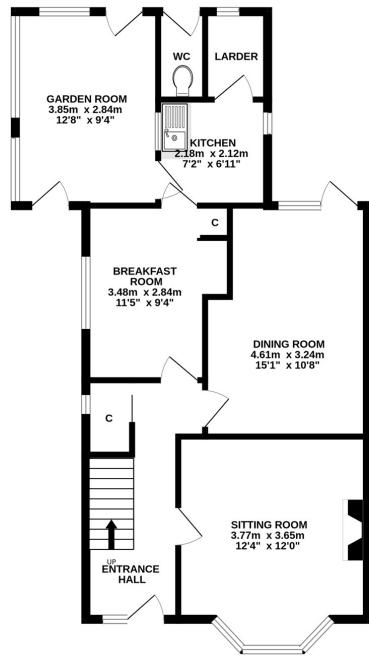
A superb opportunity to purchase an attractive pair of twin five bedroom three storey semi-detached Edwardian houses offering scope for modernisation, located in one of Lymington's most sought after roads, in a prime position south of the High Street close to the Marinas and Yacht Clubs.



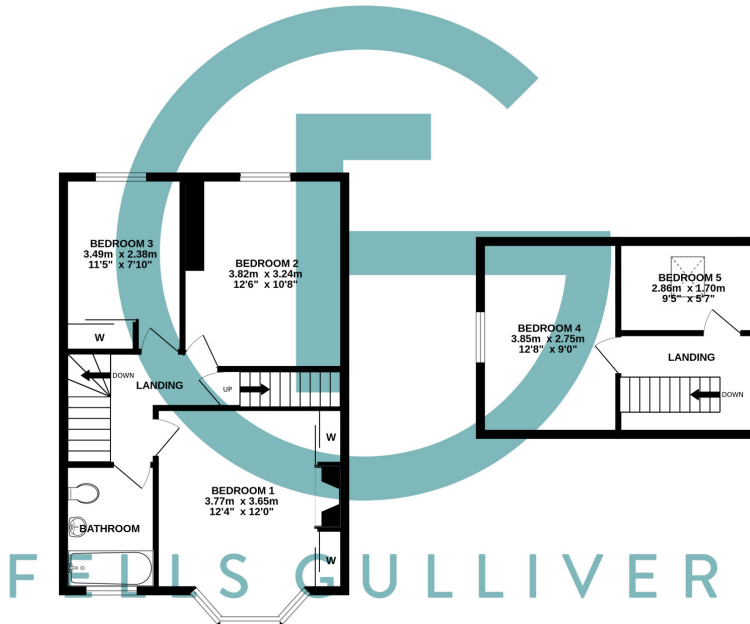
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GROUND FLOOR

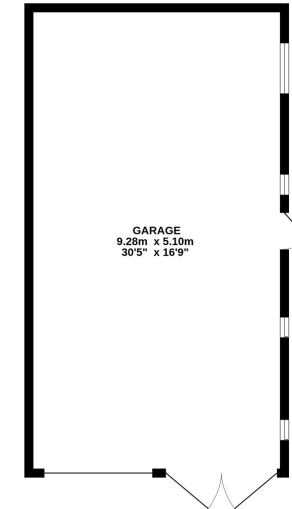


1ST FLOOR



2ND FLOOR

OUTBUILDING



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

# Description

Located on the favoured south side of Lymington High Street, this pair of five bedroom, three storey Edwardian houses have an abundance of period features and are offered for sale to buy individually or as a joint venture, offering scope for modernisation and extension (STPP).

Each property has its own title with number three having its own driveway, double garage and extensive garden with number five offering the potential to create off road parking and a good size plot. The combined gardens are approximately 0.3 acres, with number three having three quarters of the rear the land and number five has a garden approximately 100ft in length. The gardens combined offer the space and potential to build an additional dwelling, subject to planning.

No.3 accommodation comprises:

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

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, 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.





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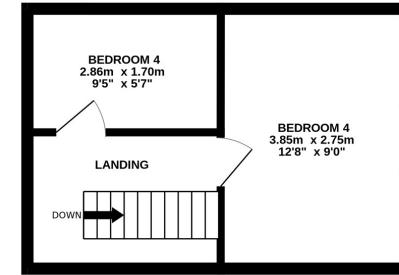
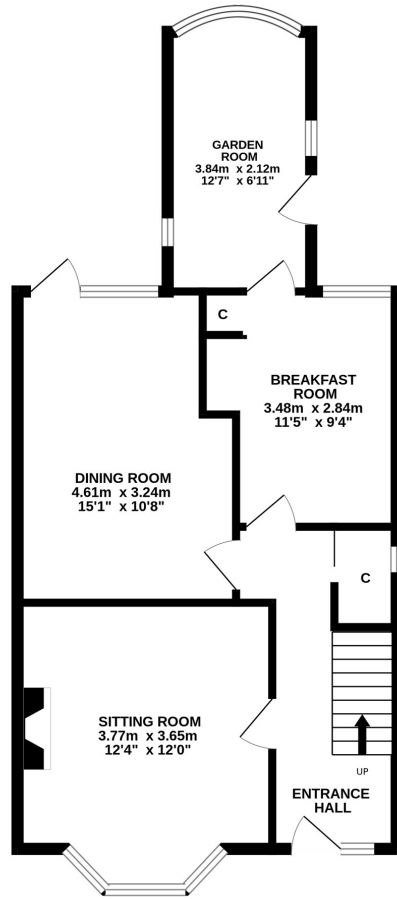


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