



48 Middle Road

*Lymington, SO41 9HF*

SPENCERS  
COASTAL





*An Edwardian three bedroom detached home perfectly located within a short stroll of Waitrose and the top of the high street.*

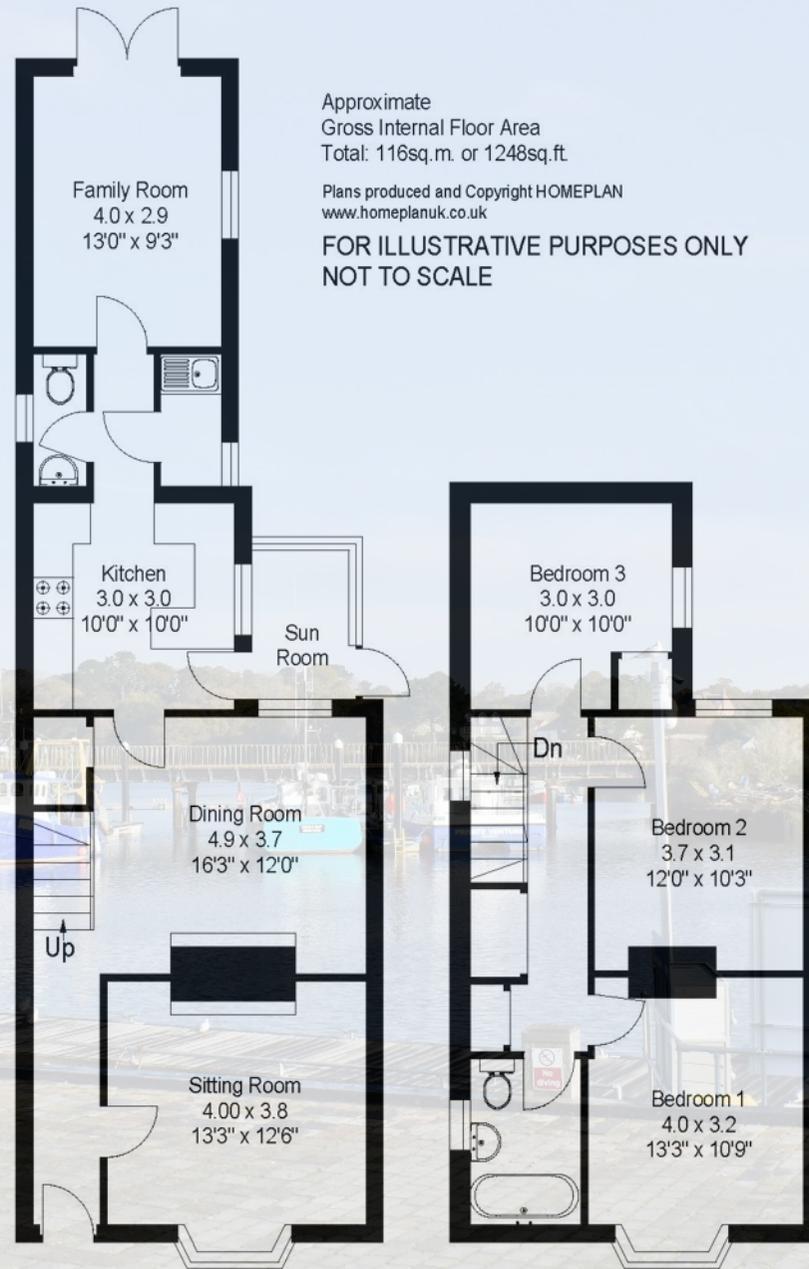
### The Property

A covered porch provides a useful area to come in from the rain before entering the welcoming hallway. The house is brimming with character with wooden flooring throughout the majority of the ground floor adding a touch of elegance, creating a warm and inviting atmosphere. The lounge has a wonderful original fireplace, large south facing bay window, high skirting boards and picture rails. The hallway extends through to the dining room with another original fireplace, wood floors, stairs to the first floor and a large sash window to the garden. The kitchen has a door to the garden, slate floor and a range of fitted wall and base cupboards and work tops with a fitted oven, gas hob and extractor and space for a fridge freezer. A step up takes you in to the inner hallway with a cloakroom and separate boiler room housing the gas boiler and immersion. The third reception is off here with a vaulted ceiling, velux window and double doors to the lawned garden.

**£775,000**



# FLOOR PLAN





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*This period property boasts open fireplaces, original features, high ceilings and a lovely lawned rear garden.*

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### The Property continued . . .

Stairs rise to the first floor with a large double cupboard. The master bedroom mirrors the lounge beneath with a large bay window and feature fireplace. Bedroom two is a good sized double with another fireplace, vanity unit and fitted cupboard. Bedroom three is again a double room with a vanity unit. The family bathroom suite completes the accommodation.

Overall, this property is a must-see for anyone seeking a charming and comfortable family home with plenty of character and a perfect location.



### The Situation

Middle Road forms part of an attractive and increasingly popular enclave of peaceful residential roads that are conveniently positioned for both Waitrose and the High Street which offers a range of boutiques and larger shops as well as historic pubs, restaurants and cafes. The town is surrounded by the open spaces of The New Forest which provides almost limitless walks and cycle rides. There is a railway station in the town offering services to London Waterloo via Brockenhurst and a ferry to Yarmouth on the Isle of Wight.



*Lymington is a thriving market town with an abundance of green space and world renowned sailing opportunities from the deep water marinas and yacht clubs.*

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### Grounds & Gardens

The property features a delightful frontage with wrought iron gate and attractive tiling which leads to the front porch. The lawned rear garden with sunny patio area providing the perfect spot for relaxing in the sunshine or entertaining guests. The garden is complete with a charming summer house, colourful plantings and mature shrubs and bushes.

### Directions

From our offices on the High Street, turn right and head to the top of the high street bearing right in the one way system. Pass the entrance to Waitrose on the left and as you move onto Southampton Road, take the first turning on the left onto Eastern Road. Follow the road around the right hand bend and turn first left into Middle Road. The property can be found three quarters of the way down on the right.



*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

### Services

Energy Performance Rating: D    Current: 59    Potential: 76

Council Tax Band: D

All mains services connected

### Points of interest

Waitrose Lymington	0.4 miles
Lymington Quay	1.2 miles
Priestlands Secondary School	0.9 miles
Walhampton (Private School)	1.5 miles
Royal Lymington Yacht Club	1.5 miles
Brockenhurst Train Station	4.6 miles
Brockenhurst Tertiary College	4.9 miles

### Important Information

Spencers of The New Forest 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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