



6 PRIESTLANDS PLACE • LYMINGTON • SO41 9GA

£795,000

A rare opportunity to purchase a three bedroom, four storey character townhouse with the benefit of a large south facing garden and allocated parking. The property is located just off the top of Lymington High Street, within a stone's throw of shops and amenities.

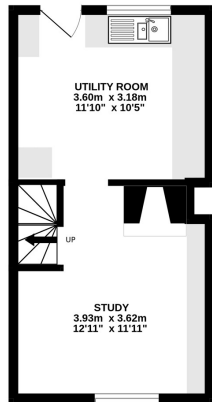


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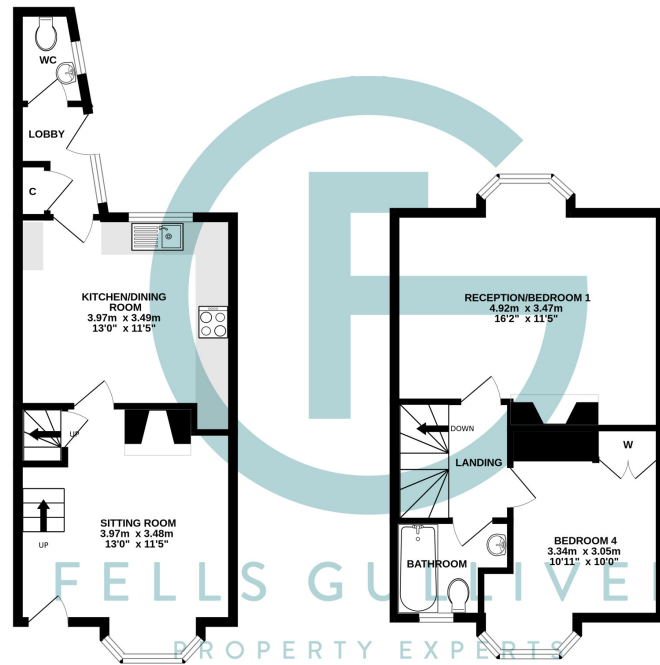
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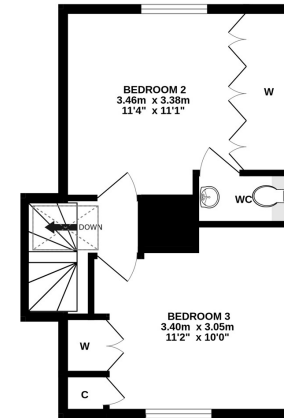
BASEMENT  
24.6 sq.m. (265 sq.ft.) approx.



GROUND FLOOR  
34.6 sq.m. (372 sq.ft.) approx.



1ST FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



2ND FLOOR  
32.1 sq.m. (346 sq.ft.) approx.

TOTAL FLOOR AREA: 128.4 sq.m. (1382 sq.ft.) approx.

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## Property Specification

- Four bedrooms (one with en-suite cloakroom)
- Kitchen/dining room
- Ground floor cloakroom
- Study
- Utility room
- First floor bathroom
- Large south facing rear garden
- Allocated off road parking space to the rear
- Character features and sash windows
- Located at the top of Lymington High Street





# Description

A beautifully presented, Grade II Listed, four storey town house situated in the centre of Lymington, within an easy level walk of Waitrose and the High Street. This stunning character house has a south facing rear garden, private parking and rear views across to the Solent.

Impressive Grade II listed townhouse ideally positioned at the top of Lymington High Street with versatile accommodation, a south facing lawned rear garden, and private parking. Stone steps to the front door lead to the ornate covered wooden porch opening to the sitting room. The sitting room has high ceilings, original sash windows, wooden floors, a log burner and leads into the kitchen/dining room. The bright kitchen/dining room has a comprehensive range of shaker style floor and wall mounted cupboards and drawer units with wooden worktop over. Single bowl and drainer sink unit with a sash window overlooking the rear garden. Inset four ring hob with electric oven under and extractor over, integrated fridge, wooden flooring. From the kitchen a door opens to the rear lobby with storage cupboard and door into the cloakroom which comprises of a WC, wash hand basin and window to the side aspect. A door from the lobby leads out to the rear garden.

From the sitting room, wooden steps circle down to the basement which comprises of a newly refurbished versatile study/studio/TV room with window to the front aspect. The study leads onto the utility/boot room with range of floor and wall mounted cupboards and drawer units. One and half bowl single drainer stainless steel sink unit with mixer tap. Washing machine and tumble dryer. Cupboard housing boiler. Window to the rear aspect and door leading out to the rear garden.

The spacious main lounge is situated on the first floor with southerly views to the garden, Victorian style fireplace and high ceilings. This stunning space would also work well as a large master bedroom. The first floor also comprises a double bedroom with fitted wardrobes and bay window with views to the front. The first floor is completed by a family bathroom with a panelled bath unit with mixer tap and shower

over, wash hand basin with mixer tap and WC, radiator, wooden floor, tiled walls and window to the front aspect.

Stairs rising to the second floor landing with a velux window. The main bedroom has far reaching views across to the Solent, fitted mirrored wardrobes and an en-suite wc. A further second floor double bedroom is to the front of the house, also with fitted wardrobes and sash windows.

South facing garden with stone patio area adjoining the property overlooking the lawned garden with mature shrub borders providing a high degree of privacy. Side access via a gate provides covered storage the length of the property. The large rear garden is well established with various mature trees and shrubs and mainly laid to lawn with a paved path leading down the middle. To the back of the garden is a wide sweeping gravelled parking area suitable for two/three cars. In addition, the parking could be used for boat storage.

The property is conveniently positioned at the top of Lymington High Street. The beautiful Georgian market town of Lymington has many independent shops and a picturesque quay, deep water marinas, and sailing clubs. Lymington has 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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