



The Lighthouse

16b Avenue Road, Lymington, SO41 9GJ

SPENCERS
COASTAL





THE LIGHTHOUSE

LYMINGTON • HAMPSHIRE

A modern and beautifully presented four bedroom, three bathroom, three storey townhouse located in Lymington town centre, within a short level walk to shops and amenities.

Ground Floor

Sitting Room/Dining Room • Kitchen • Conservatory • Cloakroom

First Floor

Principal Bedroom with En Suite • Further Bedroom with En Suite

Second Floor

Two Further Bedrooms • Family Bathroom

£725,000





The Property

The paved path leads up through the pretty garden to the front door, then into the entrance hall. Stairs rise to the first floor with an under-stairs storage cupboard and a spacious modern cloakroom. The hall leads through to the kitchen which is open to the sitting/dining room and offers great entertaining space and a delightful view. The kitchen has a comprehensive range of cupboard and drawer units with white gloss worktops. There is a built-in four-ring induction hob with Bosch double oven, extractor fan, breakfast bar with fitted illuminated display cabinet, built-in appliances include a washing machine, Bosch dishwasher, fridge freezer and wine fridge. The kitchen is well designed with a window to the front aspect, wooden floor, and cupboard housing wall mounted boiler. Door from the entrance hall into the open plan sitting/dining room, which is a good size with a wall-mounted feature electric fire, window to rear aspect, double doors with white wooden plantation shutters, leading into the garden room which was added in 2018, which has two solid walls, a thermo-efficient and self-cleaning roof system and electric underfloor heating, there are blinds to the roof and the windows are all heat insulating with two electric motors controlling the roof blinds which allow you to control the temperature of this room with ease year-round. Double doors open out to the rear garden. This room is a fantastic year-

round room for flexible shade in the summer and cosiness in the winter.

Stairs rise to the first floor landing with an airing cupboard. The master bedroom has two generous double fitted wardrobes with a variety of shelves and hanging rails, garden aspect window with white window shutters, feature curved wall and door to en-suite shower room with a white suite comprising of a fully tiled shower cubicle with mosaic tiles to one wall and inset alcove shelving for toiletries. Bedroom two has a double built-in wardrobe, window to the front aspect with white wooden shutters and door into the en-suite bathroom.

Stairs rise to the second floor with triple glazed remote controllable velux window above stairs plus heat-insulating blind recently fitted, with a rain sensor so can be left open throughout warmer months to optimise keeping the house cool. Access to large boarded and well-insulated loft. Door into bedroom three which is a large room with Sharps fitted wardrobes with a variety of shelves and hanging rails including a tall ironing cupboard and a window to the rear aspect with white wooden shutters, overlooking the rear garden. Bedroom four is another good-sized double room with a window to the front aspect with white wooden shutters.





FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 156sq.m. or 1679sq.ft.

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NOT TO SCALE







This charming property benefits from extensive storage, a south-facing rear garden, carport and parking.

Grounds & Gardens

The front garden is enclosed by a low wooden picket fence with a pedestrian gate and paved path, with lawn on either side and well-established flowers and shrub borders.

The south-facing rear garden is generously sized and fenced to all sides, with a paved path leading down one side, with pedestrian access to the rear through to the carport and parking spaces (parking for two cars with one undercover in the carport). The rear garden has a paved patio area adjacent to the conservatory, and a large slate shingle area with stepping stones leading to an inset circular faux grass area. There are various well-established mature trees, plants and shrubs and is well-screened. The garden leads to the large carport with two tandem spaces and further storage space.

The Situation

The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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 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.



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

Services

Energy Performance Rating: B Current: 85 Potential: 93

Council Tax Band: D

All Mains Services Connected

New boiler installed November 2023

Recently fitted Honeywell thermostatic control system for ground floor underfloor heating and a recently fitted Nest system for all upstairs radiators and hot water (both installed 2022)

Directions

From our offices in Lymington, proceed up the high street and at the one way system, turn right onto the A337, Queens Street, passing Waitrose on your left. Continue along this road onto Southampton Road (A337). At the crossroads, (second set of traffic lights) take the right turning onto Avenue Road. After approximately 150 metres the property can be found on the right next to the right turn posted Oberland Court. Covered parking is in the cul de sac on the right with access to the rear garden.

Important Notice

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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