



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

92 Gosport Street

Lymington • SO41 9BD



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Offered for sale chain-free, this beautifully presented Victorian townhouse designed by Elements Interior Design, is set in a prime location within walking distance to Lymington High Street, pubs, restaurants, train/bus station and Quay, with four bedrooms, two bathrooms and spacious contemporary living accommodation and a west facing rear garden.



4



2



£599,950

Key Features

- Immaculate four bedroom Victorian townhouse
- Extended kitchen dining area with bi-folding doors to rear garden
- Easy access to Lymington Train Station and Bus Station
- No forward chain
- Currently run as a successful holiday let business
- Styled by a interior designer using Farrow and Ball paint, designer wallpaper and designer radiators installed downstairs
- West facing rear garden
- Prime position just a short level walk to Lymington High Street
- Stunning kitchen with breakfast bar/central island
- Two permanent parking permits and one guest parking permit included

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Description

Sea Salt is an immaculate Victorian four-bedroom character townhouse that has been styled by Elements Interior Design and was renovated just a few years ago with high-quality fixtures and fixings throughout. The property is ideally located just off Lymington High Street offering easy access to the local shops, pubs, restaurants and Lymington Town Train/bus Station. Offered with no forward chain this beautiful home is a must-see.

The property is approached via stone steps and there is a pathway on the left-hand side leading to a gate for side access to the westerly-facing rear garden.

Internally the property on the ground floor has been designed by an interior designer using Farrow and Ball paint, designer wallpaper and designer radiators. The accommodation comprises an open entrance hall leading to the front reception room. The front reception room benefits from a feature glass gas fireplace dividing it from the adjoining snug reception room. There is also a large bay window fitted with plantation shutters and solid oak flooring. The snug room gives a cosy and relaxed feel and opens into the stunning kitchen. The kitchen/breakfast room has been extended featuring bi-folding doors to the rear garden, sky lanterns making this room exceptionally bright, and a large central island/breakfast bar. It is also fitted with ample quartz worktop space, and a range of integrated appliances including but not limited to two double eye level electric fan ovens, induction hobs, and a sunken sink with mixer tap.

On the first floor are four bedrooms a family bathroom and an en-suite off the master bedroom. The family bathroom is tiled floor to ceiling has a frosted glass side aspect window and is fitted with a large walk-in shower, a bathtub, a washbasin with vanity unit below and shaving mirror above, a heated towel and a W.C. The master bedroom is a large double bedroom with

space for freestanding furniture and an en-suite. The en-suite is tiled floor to ceiling and is fitted with a walk-in corner shower, a washbasin with a vanity unit below and an LED mirror above, a heated towel rail and a W.C. Bedroom two is another large double bedroom with fitted wardrobes and a frontal aspect. Bedroom three is another double bedroom with a rear aspect and bedroom four is laid out as a twin bedroom with a front aspect.

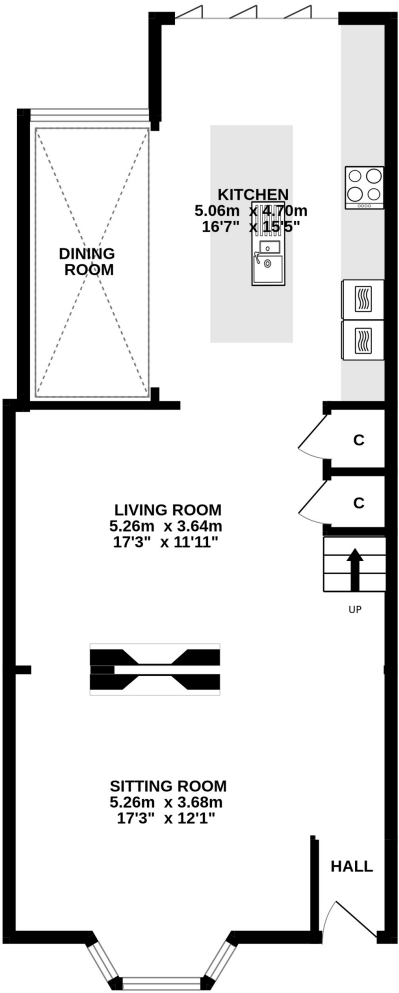
To the rear of the property is a landscaped, west-facing rear garden of good size. The garden can be accessed via a side gate and pathway or from the bi-folding doors in the kitchen. From the bi-folds, there is a decking area ideal for sitting out in the sun. From the decking area, there are steps to a lawned area with shrubs and beds on the borders, and on the rear boundary is a patio area for seating and a timber shed for storage. The garden is secure and enclosed on either side by an attractive brick wall and timber fencing on the rear boundary.

There are two permanent parking permits for the property and one guest permit for 99 days of the year. The cost is £60 per permanent permit, per year. The guest permit is included in the permanent permit

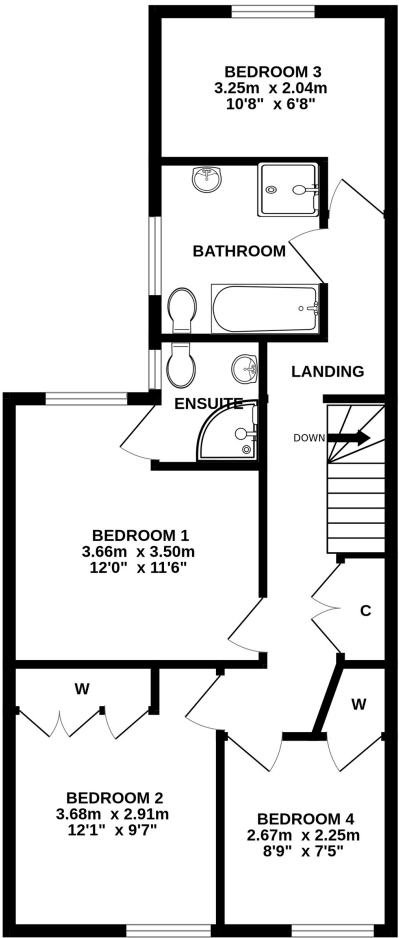
Gosport Street is ideally located just a two-minute walk from the beautiful Georgian market town of Lymington, it has many independent shops and a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the 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.

Floor Plan

GROUND FLOOR
63.1 sq.m. (679 sq.ft.) approx.



1ST FLOOR
55.9 sq.m. (601 sq.ft.) approx.





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For more information or to arrange a viewing please contact
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T: 01590 671711 E: lymington@fells-gulliver.com



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