



23 Hillside Road *Lymington, SO41 9HY*

SPENCERS  
NEW FOREST









*A 2 bedroom semi-detached house, located just a short walk from Lymington High Street.*

## The Property

This property boasts a spacious and well-designed living space, complete with a loft conversion, ample parking with a carport, and outdoor storage room. The property offers the opportunity to further enhance and extend the current accommodation subject to the necessary consents to create an impressive family home.

The Front door leads through to the main reception hallway, which has doors leading to all the main rooms. The living room is spacious and features a charming log burner - perfect for chilly nights. There is also large window overlooking the front garden.

The kitchen is located at the back of the property overlooking the rear garden. The kitchen leads into a lean to conservatory, creating a seamless flow between indoor and outdoor living spaces.

Upstairs, the loft conversion provides an additional living area that can be used as a bedroom or an office. The other bedroom and spacious living room are located on the ground floor and offer plenty of natural light within the dining room looking into the conservatory. The family bathroom is located on the ground floor.

**£400,000**

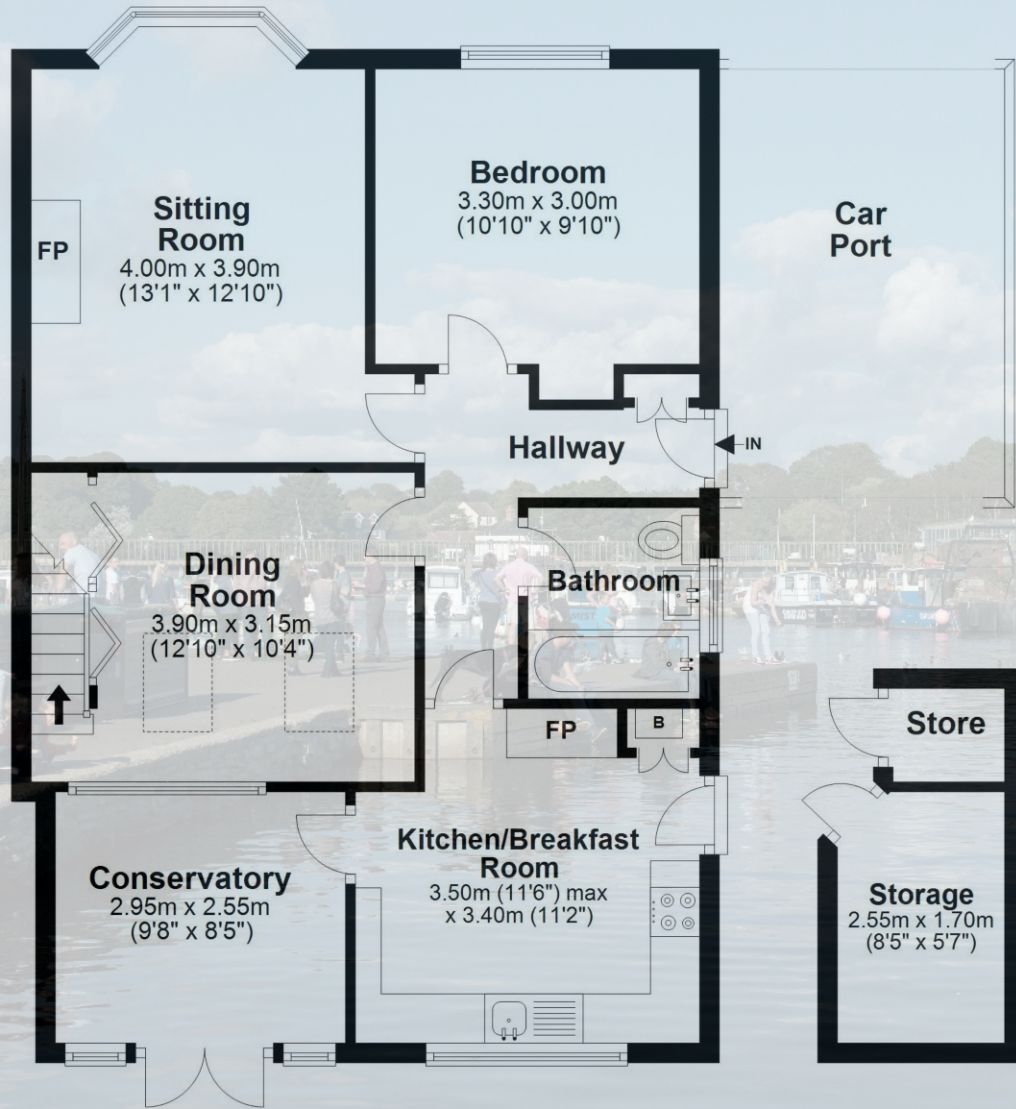




# FLOORPLAN

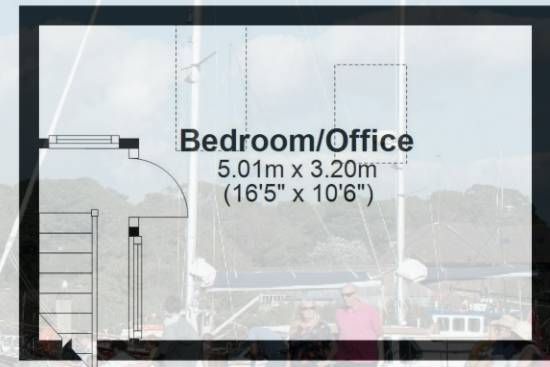
## Ground Floor

Approx. 72.3 sq. metres (777.9 sq. feet)



## First Floor

Approx. 16.0 sq. metres (172.6 sq. feet)



Total area: approx. 88.3 sq. metres (950.4 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.





## Grounds & Gardens

Outside, the property offers ample parking with a carport, as well as an outdoor storage room - perfect for storing bikes, tools, and other outdoor equipment. The well-maintained garden provides the perfect spot for outdoor entertaining or just relaxing in the sun.

## Services

Energy Performance Rating: D    Current: 57 Potential: 83

Council Tax Band: C

All mains services connected

## The Situation

23 Hillside is a most sought after location being just a short walk from the bustling High Street, the marinas, the sailing clubs and a Waitrose store only a few hundred metres from the property. The Georgian market town of Lymington offers cosmopolitan shopping and a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. 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 a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

## 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





For more information or to arrange a viewing please contact us:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: [lymington@spencersnewforest.com](mailto:lymington@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)