



3 St Annes Gardens *Lymington, SO41 9HT*

SPENCERS
COASTAL





A four bedroom end of terrace townhouse situated in prime position within walking distance of Lymington High Street.

The Property

Upon entering through the front door, you are welcomed into the entrance hall with a staircase leading to the first floor and convenient storage cupboards beneath – ideal for coats and daily essentials. The hallway seamlessly connects to the inviting living/dining room, a luminous double-aspect space with a gas fireplace, creating a warm and inviting atmosphere.

The dining area flows into the well-appointed kitchen, where wooden worktops and ample cupboard space complement the functionality of the space. Overlooking the west-facing garden, the kitchen features a side door providing access to a cloakroom and a door to the back garden. The kitchen is equipped with space for an oven, washing machine, and a fridge freezer, catering to modern lifestyles.

Ascending to the first floor, the landing provides access to four bedrooms, a family bathroom, and a convenient airing cupboard.

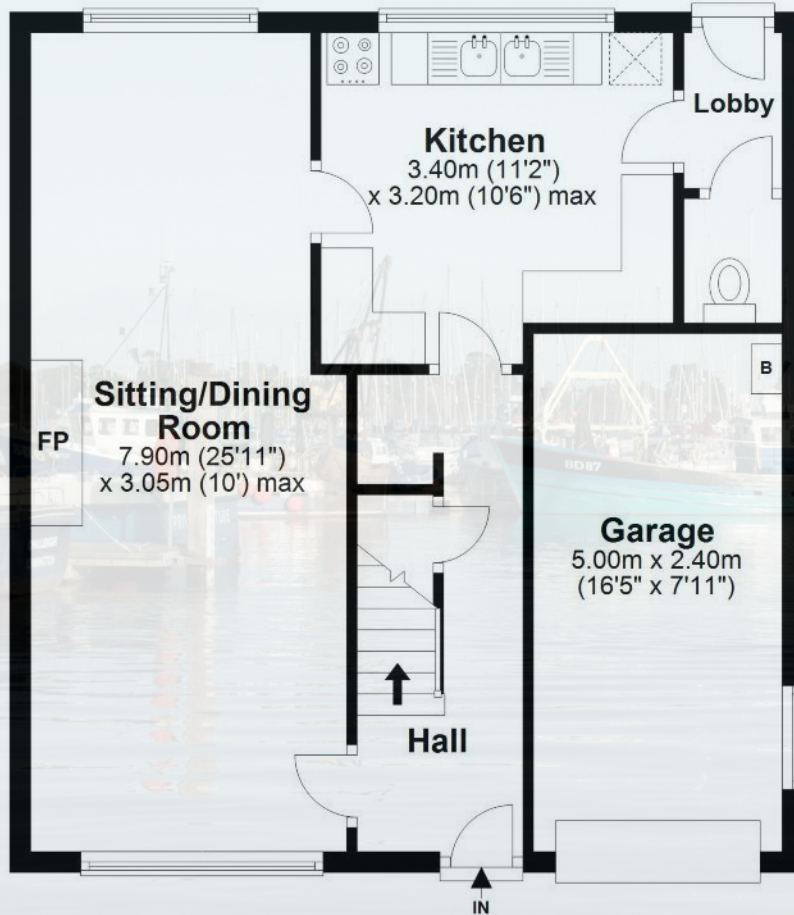
£495,000



FLOOR PLAN

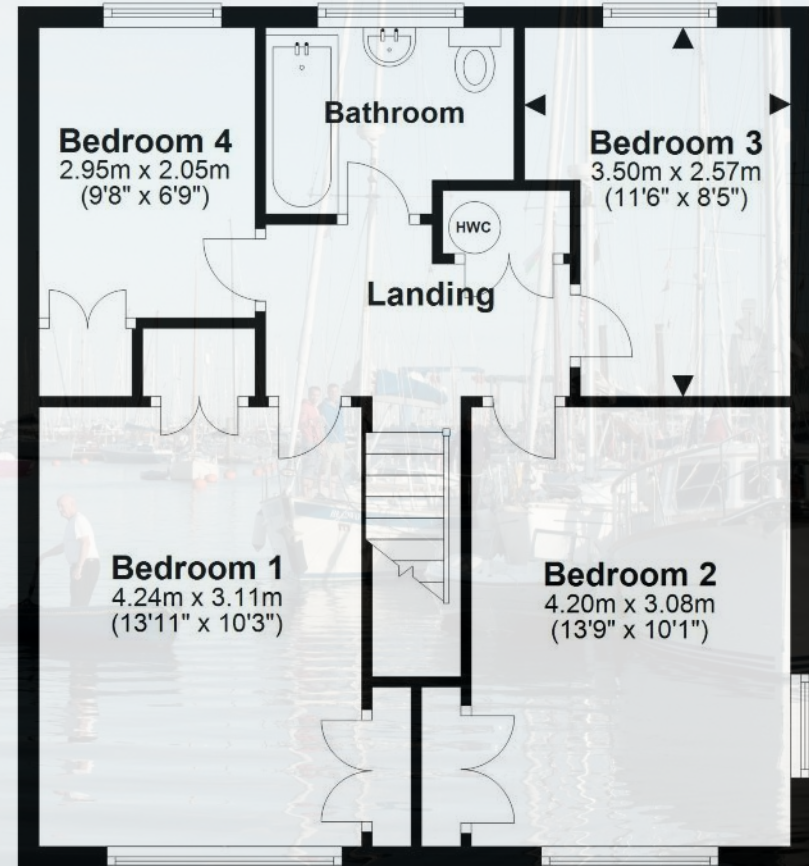
Ground Floor

Approx. 57.3 sq. metres (616.4 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.2 sq. feet)



Total area: approx. 114.3 sq. metres (1230.6 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



The property further benefits from an integral garage and west facing garden.

The Property continued . . .

The principal bedroom stands out as a bright and spacious, featuring built in cupboards/wardrobes and a large double-glazed window offering a pleasant view of the front garden.

Bedroom two is another generously sized double room complete with built in wardrobes, while bedroom three overlooks the rear garden. Bedroom four is currently used as a study.





Grounds & Gardens

St Anne's Gardens offers private parking in front of the garage, which comes equipped with an up-and-over door, lighting, and power, providing additional space for appliances like a freezer. The front of the property, currently laid to lawn, offers the potential for conversion into further parking provision if desired. The rear garden is west-facing and is laid to lawn with pedestrian side access.

Directions

From our office proceed up to the top of the high street and onto the one way system bearing left. Take the first turning on the right after the traffic lights into Southern Road and then take the second left into St Anne's Gardens, where the property will be found on the left hand side facing Southern Road.

Situation

St Anne's Gardens is an attractive and increasingly popular cul de sac of well maintained residential properties 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. 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. 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.



The town is surrounded by the open spaces of The New Forest which provides almost limitless walks and cycle rides.

Services

Energy Performance Rating: D Current: 61 Potential: 78

Council Tax Band: D

All mains services connected

Points of interest

Priestlands Secondary School	0.8 miles
Waitrose Lymington	0.3 miles
Walhampton (Private School)	1.8 miles
Lymington Hospital	1.8 miles
Lymington Train Station	1.2 miles
Brockenhurst Train Station	4.8 miles
Brockenhurst Tertiary College	5.1 miles
Chewton Glen & Spa	7.0 miles

Lymington Bus Stop to Southampton/ Bournemouth is close by

Important Information

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.



LYMINGTON QUAY

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

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