



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 18 Trafalgar Place

Lymington • SO41 9BN







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Located just a stone's throw away from Lymington High Street, this well presented three bedroom terraced house benefits from a conservatory, low maintenance garden and garage. The property would make an ideal bolt hole investment and is offered for sale chain free.



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£475,000

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## Key Features

- L-shaped sitting/dining room
- Conservatory
- Three double bedrooms, all with built-in wardrobes/cupboards
- Courtyard garden with external utility room with two additional storage areas
- Stone's throw away from Lymington High Street
- Well equipped kitchen
- Ground floor cloakroom
- First floor shower room
- Garage in nearby block
- Offered for sale with no forward chain

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# Description

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This delightful three bedroom terraced house is conveniently located close to Lymington High Street and is offered for sale with no forward chain. This well presented property benefits from a garage and would make an ideal second home.

Steps with wrought iron handrail leading up to the front door. Entrance hall with stairs rising to the first floor. Door leading into the dual aspect L-shaped living/dining room, which has a bay window with window seat to the front aspect and patio door to the rear aspect, with few steps down leading into the conservatory. Sliding door from dining area through to the inner lobby with built-in storage cupboard. Few steps down to the cloakroom with low level WC, inset wash hand basin with mixer tap and vanity storage cupboards under, radiator, extractor fan, fully tiled floor and walls. From the inner lobby, opening through to the kitchen which has a modern range of floor and wall mounted cupboard and drawer units with worktop over, inset single bowl and drainer sink unit with hose style mixer tap over. Built-in eye level electric oven, ceramic hob with extractor hood over, space for under counter fridge/freezer, serving hatch through to the dining area, fully tiled floor and walls. The conservatory has obscure glazed windows either side for privacy, and patio doors to the rear, with steps down leading to the courtyard garden.

First floor landing with airing cupboard and a hatch giving access to the loft space. Master bedroom with built-in double wardrobe and window to the front aspect. Second double bedroom with built-in double wardrobe and window to the rear aspect. Double bedroom three with built-in storage cupboard and window to the front aspect. Large shower room with modern suite comprising of a walk-in shower with mixer shower, WC with concealed cistern, inset wash hand basin with mixer tap and vanity storage cupboards under and additional cupboard above, two large mirrors, extractor fan, radiator with towel rail above, inset ceiling spotlights, obscure glazed window to the rear aspect, fully tiled floor and walls.

To the front of the property there is an open plan paved area with mature shrubs adjacent to the house and ample room for further flower pots. The rear courtyard style garden is walled to all boundaries and paved for ease of maintenance, with a wooden pedestrian gate to the rear. There is a raised flower bed borders with well established plants and shrubs. There is a brick built utility room with power, light, space and plumbing for a washing machine and tumble dryer above, there is an external store to the right hand side and further storage area to the left of the utility area.

There is a single garage located in a nearby block and there is one parking permit allocated per household enabling you to park within the development.

Maintenance Charge: £700 per annum - for communal gardening and upkeep up communal grounds and parking area.

Leasehold: 900 year lease from 1969

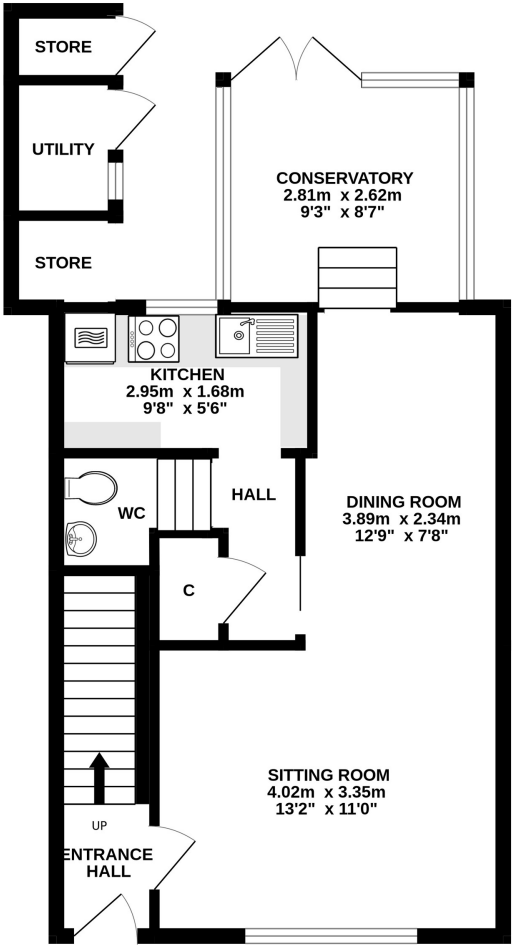
Short Term Lets/Airbnb: Not permitted

The property is located close to Lymington High Street, the sailing clubs and the marinas. 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 into Brockenhurst Railway Station (approximately 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

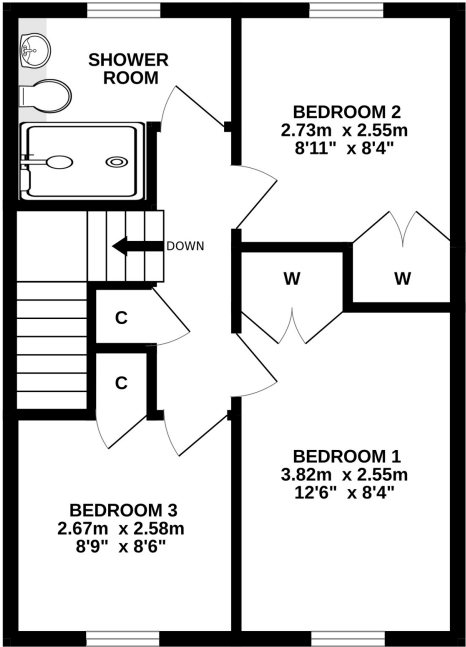


# Floor Plan

GROUND FLOOR  
48.3 sq.m. (520 sq.ft.) approx.



1ST FLOOR  
37.3 sq.m. (401 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](mailto:lymington@fells-gulliver.com)



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

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