



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

3 East Hill

Lymington • SO41 9DE



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Rare opportunity to purchase a two double bedroom cottage, with garage and parking, located within easy walking distance of Lymington High Street. The property offers scope for modernisation and is offered for sale with no forward chain.



2



1



£325,000

Key Features

- Kitchen
- Ground floor family bathroom
- Garage
- Courtyard garden
- Located within easy walking distance of Lymington High Street, Train Station and local amenities
- EPC Rating: C
- Sitting/dining room with feature fireplace
- Two first floor double bedrooms with built-in wardrobes
- Off road parking for one vehicle
- Scope for modernisation/refurbishment
- Offered for sale with no forward chain

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Description

This charming two double bedroom end terrace cottage is situated in convenient location, within easy walking distance of Lymington High Street, train station and local amenities. The property benefits from a garage, off road parking for one vehicle, a courtyard garden and is offered for sale with no forward chain.

The front door is located on the side of the property, leading into the entrance hall, with a window to the front aspect and airing cupboard housing hot water cylinder and shelving for linen storage.

Sitting/dining room with feature fireplace and surround, stairs rising to the first floor, parquet wooden flooring and windows to the front and rear aspect. Bathroom with suite comprising of a panelled bath unit with mixer taps, shower and separate hand-held shower attachment. Pedestal wash hand basin with mixer taps, low level W.C, radiator, part tiled walls, two obscure windows to the side aspect. Door from entrance hall into the kitchen which has a range of base level cupboards and drawers with inset single drainer sink unit with mixer tap over. Space for free standing cooker, space and plumbing for washing machine, space for tall fridge/freezer, part tiled walls and tiled floor. Serving hatch through to the sitting/dining room, space for small table and chairs, windows to the side and rear aspect and pedestrian part glazed door to the side aspect leading out to the rear courtyard. Large cupboard housing the gas central heating boiler with window to the rear aspect.

First floor landing. The master bedroom has two separate single cupboards and a window to the front aspect. The second double bedroom has a built-in wardrobe and window to the rear aspect. Outside to the front, there is a pedestrian gate giving access into the well established small front garden area, with various plants and

shrubs, leading up to the front door and access round to the single garage, which has an up and over door to the front, pedestrian door to the side, power and light and a power supply to the two outside lights. There are double wrought iron gates giving access to the off road parking for one vehicle directly in front of the garage. To the side of the garage, there is a small paved area and steps leading down to a private paved courtyard area, with pedestrian door into the kitchen. There is space for patio furniture and pots and plants and the courtyard benefits from a south-westerly aspect. There is an additional small paved area to the rear of the cottage.

Residents permit parking available for £55 per annum from Hampshire County Council.

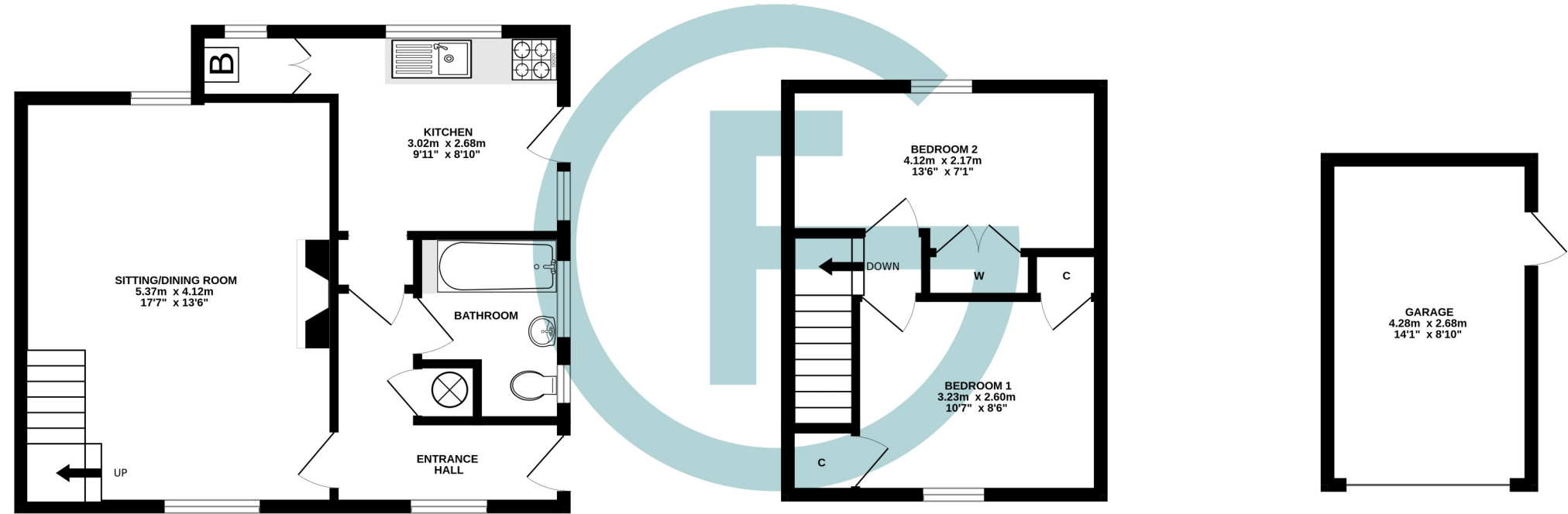
The property is just a five minute walk to the Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous highly regarded 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. The branch line train link at Lymington Town station to Brockenhurst Railway Station (approx. 5.5 miles) provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

Floor Plan

GROUND FLOOR
42.0 sq.m. (452 sq.ft.) approx.

1ST FLOOR
22.1 sq.m. (238 sq.ft.) approx.

OUTBUILDING
11.5 sq.m. (124 sq.ft.) approx.



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TOTAL FLOOR AREA : 75.6 sq.m. (813 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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www.fellsgulliver.com

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