



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

26 Solent Close

Lymington • SO41 3ST



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Located on the popular side south of Lymington High Street, this light and airy house offers well proportioned and well presented accommodation, with the benefit of driveway parking and a south-westerly garden. The property is within easy walking distance of both the High Street and the Marinas and Yacht Clubs.



3



1



£485,000

Key Features

- Well equipped modern kitchen
- Good size conservatory
- First floor shower room
- Low maintenance south west facing rear garden
- Located south of Lymington High Street, within easy reach of the Marinas, High Street and local amenities
- Open plan sitting/dining room
- The first floor bedrooms, the master with range of built-in wardrobes
- Ground floor cloakroom
- Driveway parking for one vehicle to rear of property
- EPC Rating: B

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Description

This three bedroom mid-terrace house offers well presented and well proportioned accommodation and benefits from driveway parking and a south westerly facing rear garden.

Door leading into the porch. Front door leading into the entrance hall with cloaks cupboard and stairs rising to the first floor. Cloakroom with WC, wash hand basin with vanity storage cupboard under and obscure window to the front aspect. Sitting room with window to the front aspect, open plan to the dining room, with openings through to the kitchen and the conservatory. The kitchen has a comprehensive range of floor and wall mounted cupboard units with inset sink unit and mixer tap and tiled splashbacks. Integral eye-level double oven, ceramic hob with extractor hood over and a dishwasher. Space and plumbing for washing machine and space for tall fridge/freezer. Tiled floor with underfloor heating and window to the rear aspect. The conservatory has a vaulted ceiling with opaque windows and there are double doors opening out to the rear garden.

First floor landing with hatch giving access to the loft space, Storage cupboard and separate airing cupboard housing the wall mounted gas fired central heating boiler and shelving for linen storage. Master bedroom with window to the front aspect and a comprehensive range of built-in hinged wardrobes. Bedroom two with window to the rear aspect. Bedroom three with window to the front aspect. Shower room with large walk-in shower with glass screen, mixer shower and rainfall shower head. WC with

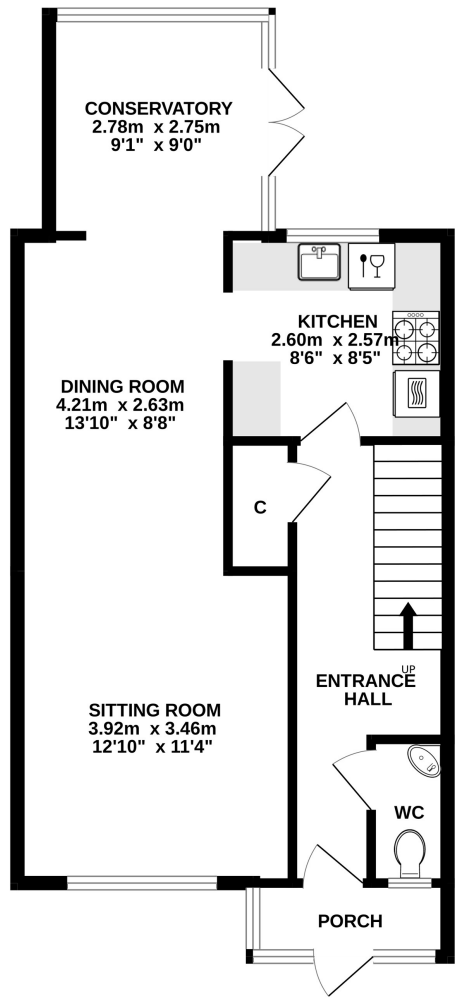
concealed cistern, wash hand basin with mixer tap and built-in vanity storage cupboard under, heated towel rail, fully tiled floor and walls, underfloor heating and obscure window to the rear aspect.

Outside to the front, there is an open-plan area of lawn, with path leading up to the front door. The rear garden is block paved for ease of maintenance. The boundaries are fenced and there are double gates opening onto the hard standing area, providing parking for one vehicle. There is a brick built shed and the garden enjoys a sunny south-westerly aspect. There is also parking available for one vehicle outside the double gates.

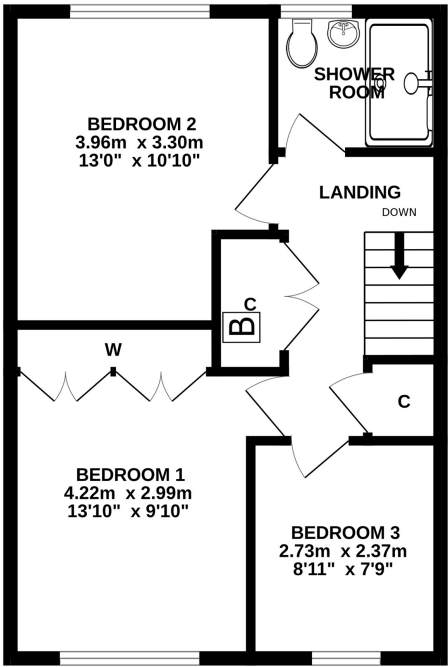
The property is within an easy short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a numerous highly regarded restaurants and 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
53.8 sq.m. (579 sq.ft.) approx.



1ST FLOOR
43.9 sq.m. (472 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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