



17 Middle Road

*Lymington, SO41 9HE*

SPENCERS  
COASTAL





## The Property

An Edwardian two-bedroom mid terraced home conveniently located within a short stroll of Waitrose and the top of the high street. This period property boasts open fireplaces, original features, high ceilings and a lovely lawned rear garden. No Forward Chain.

A covered porch provides a useful area to come in from the rain before entering the welcoming hallway. As you enter the property, you are greeted with Edwardian character. On your right-hand side, you have the lounge which has a wonderful original fireplace and large bay window. The hallway extends past the stairs through to the dining room with a large sash window to the garden. Leading on to the kitchen, you will find an updated interior featuring, tiled flooring, high quality fixtures and fittings and built in appliances. Leading from the kitchen, there is a rear door to the garden and a through room (ideal as a study but could be used as an occasional bedroom) leading to the south facing summer room which has double doors to the lawned garden. There is also a ground floor cloakroom. Stairs rise to the first floor where you will find two well-proportioned double bedrooms, both offering plenty of natural light and storage space. The family bathroom suite completes the accommodation.

## The Situation

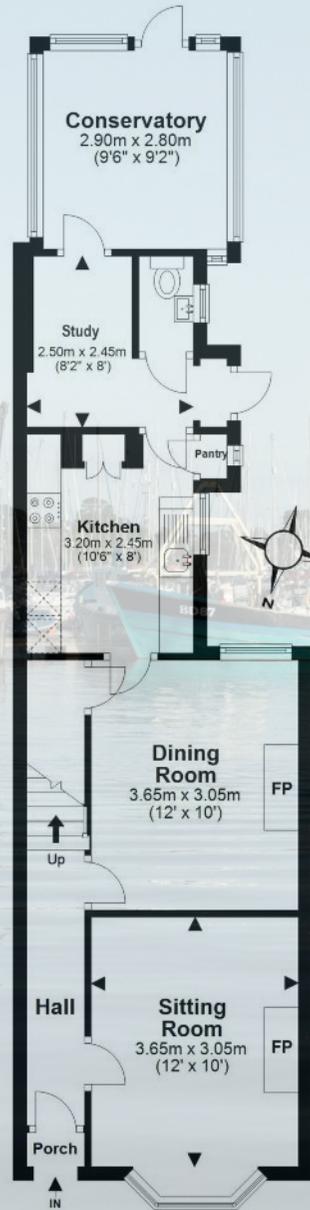
The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park.

**£475,000**



# FLOOR PLAN

## Ground Floor



## Approx Gross Internal Areas

House: 82.8 sqm / 891.2 sqft  
Conservatory: 8.4 sqm / 90.1 sqft

**Total Approx Gross Area:  
91.2 sqm / 981.3 sqft**

## First Floor





## Grounds & Gardens

The property features a charming front with an iron gate and attractive paving which leads to the front porch. The lawned rear garden with sunny patio provides the perfect spot for relaxing in the sunshine or entertaining guests. The garden is complete with a garden shed, mature shrubs and bushes.

## Directions

From our offices on the High Street, turn right and head to the top of the high street bearing right in the one-way system. Pass the entrance to Waitrose on the left and as you move onto Southampton Road, take the first turning on the left onto Eastern Road. Follow the road around the right-hand bend and turn first left into Middle Road. The property can be found halfway down on the left-hand side.

## Services

Tenure: Freehold

Council Tax - C

EPC - D      Current: 59      Potential: 79

Property Construction: Brick and slate

Utilities : Mains gas/electric/water/drainage

Heating: Gas central heating

Broadband: Superfast broadband with speeds of up to 56 mbps is available at this property (ofcom)

Mobile signal / coverage: Please check with your provider

Conservation Area: No

Flood Risk: No risk

Parking: No allocated parking. There is on street on a first come first serve basis

## 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.



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

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