



81 Southampton Road

Lymington, SO41 9GH

SPENCERS
COASTAL





The Property

A Grade II listed, mid-terraced character home with three double bedrooms, two reception rooms, an extended kitchen and a lovely rear garden. Situated in the heart of the historic Georgian market town, moments from Waitrose and within a short walk of Lymington's deep water marinas and yachting facilities, as well as having the stunning coastal walks and New Forest National Park close by.

On entering the property you are welcomed into a light and airy hallway with ample space for coats & shoes and a spacious cloakroom. Door through to the spacious living room with an attractive Georgian window framed by fitted cupboards and shelving, high ceilings, decorative coving and a feature fire place offering a lovely focal point to the room. The hallway continues through to the dining room again with high ceilings and french doors with garden views. The kitchen is a light and bright room with double aspect, high ceilings, door to the side garden, shining wooden floors and a range of fitted cupboard units and work tops. There is a fitted gas range, butler sink, space for fridge freezer and dish washer and a lovely alcoved bench seat for kitchen dining. Stairs rise to the first floor to a half landing with family bathroom suite and the first of three double bedrooms. This room has a double aspect with garden views and a feature ornamental fire place. Stairs rise slightly to the landing with airing cupboard and the spacious second double bedroom with a feature cast iron fireplace, Georgian sash window and picture rails. The primary bedroom is positioned at the front of the house and is an impressive spacious room with high ceilings, a sash window, cast iron fireplace and ample space for bedroom furniture and wardrobes.

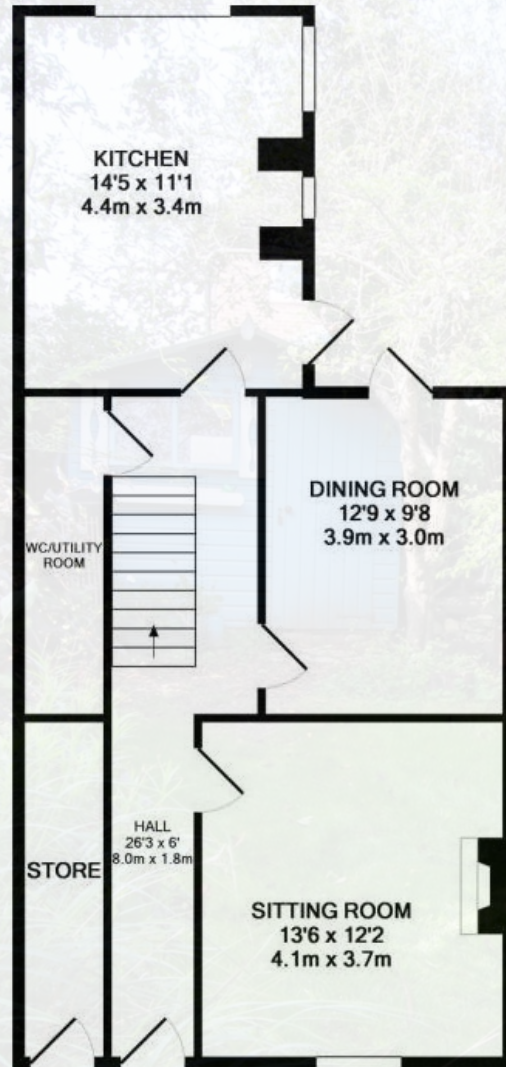
Directions

From our office continue along St Thomas Street and at the t junction take the right hand lane on the one way system, past Waitrose and the property can be found a short distance along on the left hand side.

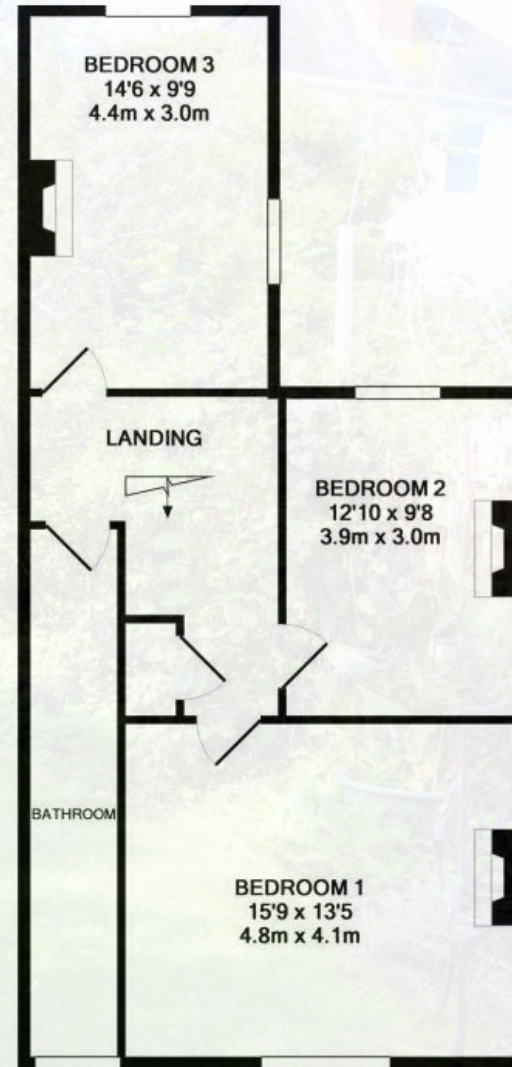
£525,000



FLOOR PLAN

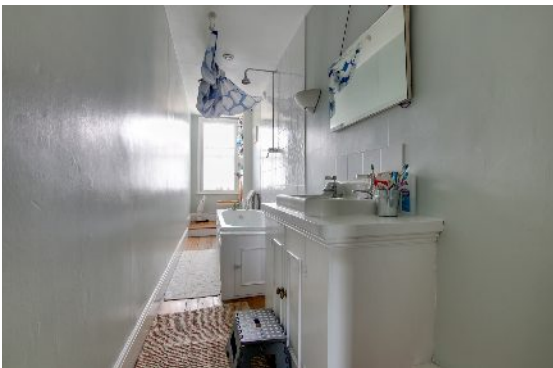


GROUND FLOOR
APPROX. FLOOR
AREA 668 SQ.FT.
(62.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)

81 SOUTHAMPTON ROAD, LYMINGTON
TOTAL APPROX. FLOOR AREA 1326 SQ.FT. (123.2 SQ.M.)



The Situation

The Georgian market town of Lymington offers cosmopolitan shopping and a picturesque harbour as well as two deep water marinas and outstanding sailing facilities. The town is surrounded by the natural beauty of the New Forest National Park. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

Services

Council Tax: E

All mains services connected

The current owners had a new roof fitted in the summer of 2022.

Permit parking is available in front of the house

Grounds & Gardens

The blue house sits behind the fragrant pink flowering magnolia tree with a spacious storeroom for bikes, windsurfing and sailing equipment. Permit parking is available in front of the house. The rear garden has a patio area immediately off the dining room with a spacious brick built store room / work shop and a separate utility store with plumbing for washer and dryer as well as housing the gas boiler. The lawned walled rear garden has numerous colourful plantings, ferns and bushes, as well as a wooden summer house. Fruit trees include apple, plum and quince providing both shade and privacy.

Important Information

Spencers of The New Forest 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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