



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 12a Southern Road

Lymington • SO41 9HQ







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Offered for sale chain free, this beautifully presented three bedroom semi-detached family house offers well proportioned accommodation and is located in a sought after road, within an easy walk of Lymington High Street and benefits from a good size garden, garage and off road parking for two vehicles.



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£475,000

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## Key Features

- Well equipped kitchen, ground floor cloakroom and large understairs storage area
- Two first floor bedrooms with built-in storage
- Second floor bedroom with built-in storage
- Planning permission granted for a window in loft space enabling you to extend up
- Offered for sale with no forward chain
- Sitting room opening out to the sun terrace
- Modern family bathroom
- Detached single garage with driveway parking in front for two vehicles
- Located within easy walking distance of Lymington High Street
- EPC Rating: D

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# Description

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Located in a popular road, within a short walk to Lymington High Street, this beautifully presented and spacious three bedroom semi-detached family house offers well proportioned accommodation, and benefits from a detached garage, off road parking and is offered for sale with no forward chain.

Entrance porch with part glazed door leading into the entrance hall with stairs rising to the first floor. Large under stairs storage area and separate cloaks cupboard. Cloakroom with low level WC, wash hand basin, radiator and obscure window to the front aspect. Bespoke kitchen with range of floor and wall mounted soft closing cupboard door and drawer units with solid butchers block work surface with breakfast bar, underfloor heating, one and a half bowl single drainer sink unit with mixer tap, space for dishwasher, space and plumbing for washing machine, wine fridge, fridge freezer, five ring induction hob with extractor over, oven and combination microwave, downlighters, tiled floor, window to the front aspect. Sitting room with feature fireplace with gas fire and back boiler, TV point, solid wood flooring, window and sliding double doors leading out to the sun terrace and split level garden.

Half landing with bathroom with a white suite comprising of a walk-in shower with glass shower screen, low level WC, wash hand basin with mixer tap, chrome heated towel rail, fully tiled walls, tiled floor and ceiling downlighters.

First floor landing. Large master double bedroom with large double depth wardrobe and window to the front aspect. Large double bedroom two has two built-in wardrobes, airing cupboard housing the gas fired central heating boiler and shelving for linen storage. Vanity wash hand basin and two velux windows to the rear aspect. Stairs rising to the second floor landing with window to the side aspect.

Second floor bedroom three/office with custom fitted desk and single bed maximising on space, with storage cupboard with sliding doors and additional built-in wardrobe.

To the front, the property has an easily maintained garden with shallow beds and gravel, path leading up to the front door, wrought iron gate and dwarf brick wall. Pedestrian side access with gate leading through to the rear garden. Decked sun terrace adjacent to the property with steps down to an area of lawn offering a good degree of privacy and well established sleeper flower beds. Pedestrian gate leading through to the parking area providing space for two vehicles with a five bar gate, accessed along a private gravel driveway to one side of the property. Single garage with up and over door with a comprehensive range of fitted storage cupboards, power and light.

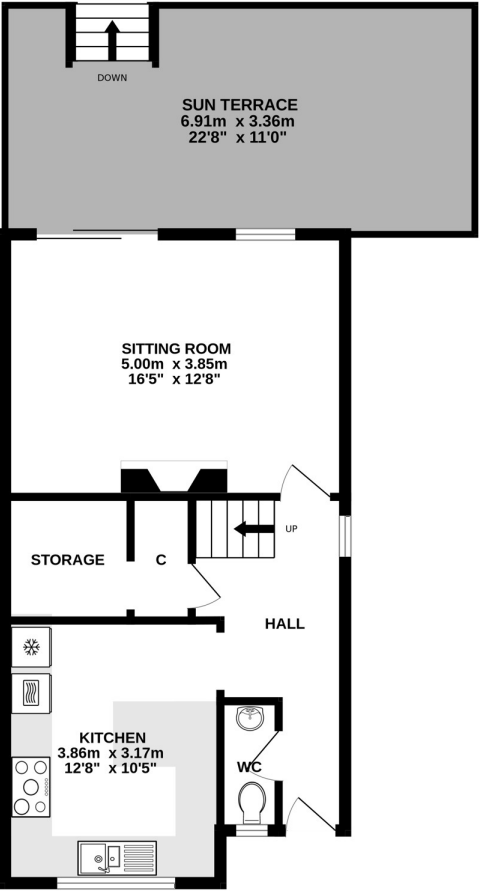
Note: Planning Permission granted for a window in loft space enabling you to extend up.

The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, 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 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.

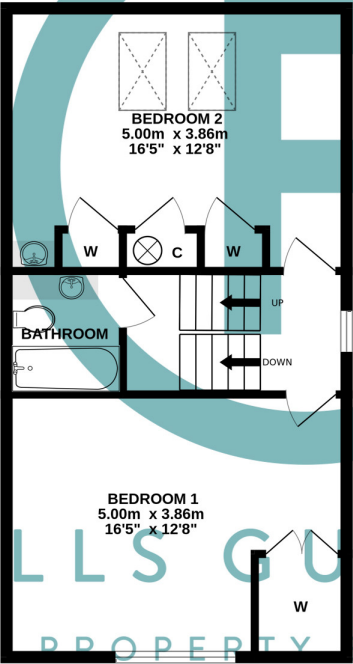


# Floor Plan

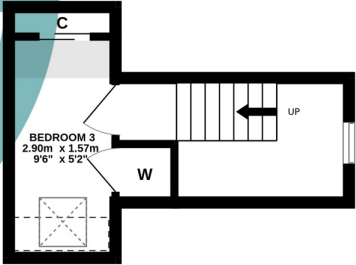
GROUND FLOOR  
45.5 sq.m. (490 sq.ft.) approx.



1ST FLOOR  
47.6 sq.m. (513 sq.ft.) approx.



2ND FLOOR  
12.0 sq.m. (130 sq.ft.) approx.



GARAGE  
15.9 sq.m. (171 sq.ft.) approx.



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TOTAL FLOOR AREA : 121.1 sq.m. (1303 sq.ft.) approx.

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For more information or to arrange a viewing please contact  
Fells Gulliver • 125 High Street • Lymington • SO41 9AQ  
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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