



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

36 Ambleside Road

Lymington • SO41 3QS



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Located on the popular south side of Lymington High Street in a no-through road, this beautifully presented light and airy character house offers well proportioned accommodation and benefits from two double bedrooms, a utility room, and a good size garden with summerhouse/garden chalet to use as a home office.



2



1



£545,000

Key Features

- Two double bedrooms
- Well equipped kitchen, opening through to the dining room
- Sitting room with feature fireplace
- Summerhouse/garden chalet, with power, light, heating and wi-fi, making it an ideal home office/hobbies room
- Located on the popular south side of Lymington High Street, within easy reach of the marinas, sailing clubs and the sea wall which enjoys views to the Isle of Wight
- First floor bathroom with bath and separate shower cubicle
- Utility room
- Good size rear garden
- EPC Rating: D
- Planning permission granted for a single storey rear extension

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Description

This beautifully presented two bedroom semi-detached character house offers well proportioned accommodation and benefits from a landscaped garden with summerhouse/home office and is located in a no-through road on the popular south side of Lymington High Street.

Front door to the side, leading into the entrance hall with stairs rising to the first floor. Opening into the sitting room, located at the front of the house with a chimney breast, feature fireplace with hearth and mantle piece with remote controlled gas fire. Double glazed sash window to the front aspect. From the hallway, door into the dining room with chimney breast and inset feature gas fire (not currently connected). Access to the understairs storage cupboard. Stripped wood flooring, which continues through to the kitchen. Double glazed door leading out to the rear garden. The kitchen has a range of floor and wall mounted cupboard units with wooden worktop. Inset one and a half bowl single drainer sink unit with mixer tap. Integrated five ring gas hob with electric double oven under. Integrated dishwasher. Space for tall fridge freezer, two sash windows to the side aspect. There is a utility room/cloakroom adjoining the rear of the kitchen, which is accessed externally. This room houses the wall mounted gas fired central heating boiler, there is a WC and sink, space and plumbing for a washing machine and a tumble dryer and window to the side aspect.

First floor landing. Master bedroom with built-in wardrobe, separate built-in cupboard and sash window to the front aspect. Double bedroom two with window to the rear aspect. Modern family bathroom with free standing bath with shower attachment. Fully tiled shower cubicle, WC, inset wash hand basin with mixer tap and with

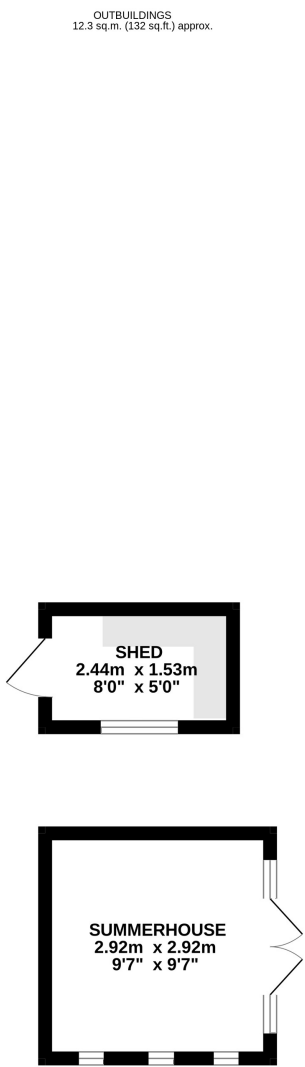
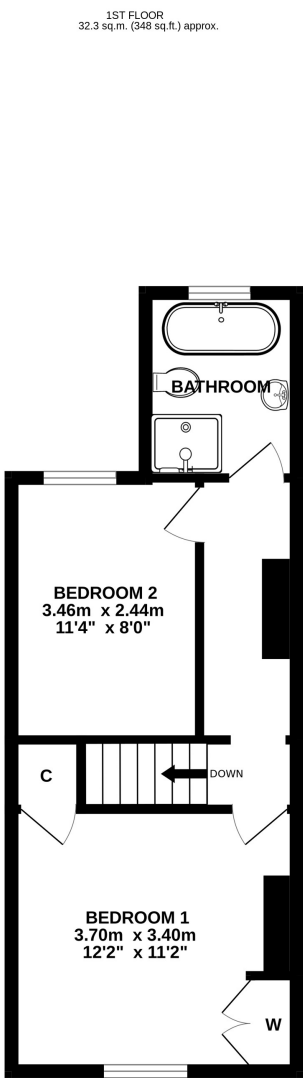
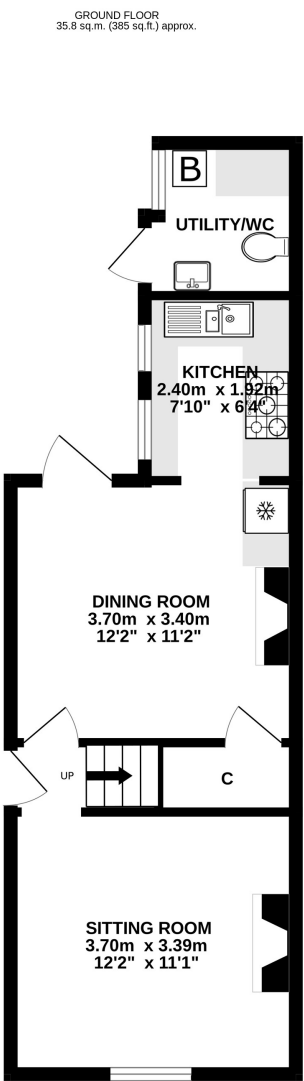
storage shelving under, chrome heated towel rail, part tiled walls, obscure sash window to the rear aspect.

There is a path leading down the side of the house to the front door and wooden gate leading through to the rear garden. The garden is a good size and fenced to all boundaries. There is a patio area adjacent to the rear of the house, with ample space for patio furniture. There is a garden shed and area for bin storage. The garden leads through to a lawned area with borders with various mature plants and shrubs. Path leading up to a raised decked area at the rear of the garden with a summerhouse/garden chalet with double doors and windows to two sides. There is power, light, heating and wi-fi available, making this an ideal space to use as a home office or hobbies room.

Planning permission has been granted for a single storey extension to the rear

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 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



TOTAL FLOOR AREA : 80.3 sq.m. (865 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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