



25 New Street

Lymington, SO41 9BH

SPENCERS
COASTAL





A beautiful three double bedroom period house recently refurbished to a high specification. Ideally located moments from Lymington High Street, with a courtyard garden, secure gated parking with electric charging point and original Georgian features.

The Property

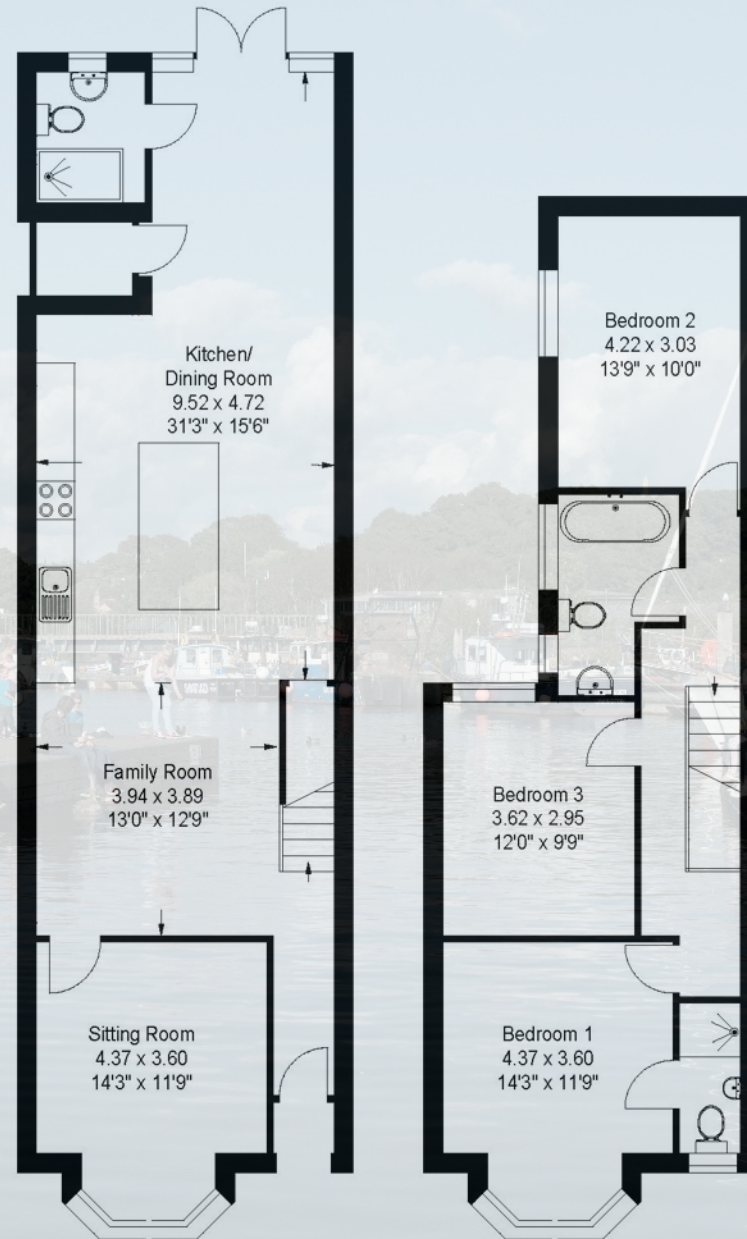
New brick wall with feature black wrought iron railings and matching pedestrian gate lead onto the original black and white tiled path up to the covered porch and in to the hallway which opens in to the spacious open plan kitchen/family room with exposed staircase and unique black crittle and glass under stairs wine storage with recessed lighting. The lounge has extensive space for large sofas and dining room table and chairs with a feature panelled wall and garden views. The luxury kitchen has an extensive range of light grey soft-close handleless cupboard and drawer units with worktop over and integrated appliances including an electric eye level oven and grill, induction hob with extractor over, dishwasher, washing machine and dishwasher. There is a feature glass roof providing natural light and additional spotlights. A large island provides additional worktop space with a range of drawers under and breakfast bar.

There is a door through to the sitting room with bay window and white wooden shutters to the front aspect. Towards the end of the lounge area there is a door to a cloakroom with shower, WC and wash hand basin, plus a door through to an external suntrap/light-well with black and white patterned floor tiles.

£795,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 133sq.m. or 1432sq.ft.

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NOT TO SCALE





The Property Continued...

Stairs rise to the first floor with three bedrooms, an en-suite and family bathroom. The master bedroom has a large bay window window to the front aspect with built-in seating/storage and white wooden shutters. There is a contemporary en suite to this room. Bedroom two is a good sized double with a side aspect window and ample space for wardrobes and bedroom furniture. Bedroom three is a well proportioned double with rear aspect window and interior designed clothes storage. The family bathroom has brick style white tiled walls and black and white feature patterned floor tiles and a white roll top bathroom suite.

Grounds & Gardens

The rear garden is a real sun trap. The courtyard is paved and enclosed by brick walls to all sides with an outside cold water tap and wall mounted external lighting. Electric car charging point. Pedestrian access at the rear of the garden gives access to the secure parking for two cars with black wrought iron gates. Vehicular access into the parking is from Emsworth Road.



The Situation

The townhouse is within an easy short walk of all amenities including Lymington station, doctors surgeries and chemists, library, church and community centre. The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour has 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 renowned restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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.



Directions

From our offices in Lymington, turn left and proceed along the High Street and take the first turning left, just before Costa Coffee shop, into New Street. The property can be found on the left hand side just before the turning on the left into Emsworth Road.

Services

Energy Performance Rating: C Current: 73 Potential: 84

Council Tax Band: E

All Mains Services Connected

Points of interest

Waitrose Lymington	0.4 miles
Lymington Quay	0.4 miles
Priestlands Secondary School	0.9 miles
Walhampton (Private School)	1.3 miles
Brockenhurst Golf Club	4.5 miles
Brockenhurst Train Station	4.7 miles
Brockenhurst Tertiary College	5.0 miles

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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