



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

The Haven

15 Eastern Road • Lymington • SO41 9HH







# The Haven

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An opportunity to purchase a well proportioned four double bedroom detached house, offered chain free and located in a quiet location, within a short level walk of Lymington High Street. This delightful property has been recently re-decorated and re-carpeted and also benefits from off street parking and a detached garage/studio which is insulated and has also been recently redecorated.



4



2



£625,000

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## Key Features

- Open plan kitchen/dining room
- Ground floor study/potential bedroom five
- Four first floor double bedrooms, the master with en-suite shower room
- Offered for sale with no forward chain
- Rear garden with pedestrian access into the detached garage/studio, which is insulated and has power and light
- Sitting room with patio doors opening out to the rear garden
- Ground floor cloakroom and first floor family bathroom
- Dropped curb to the front of the property and double gates leading onto the driveway parking space
- EPC Rating: C

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# Description

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This four bedroom detached house located in a central location in the town centre is within walking distance of all amenities, shops and schools and offers potential for extension (subject to planning permission). The property is offered chain free and has been recently re-carpeted and re-decorated.

Front door leading into the porch and in turn, door with side window leading into the entrance hall. Stairs rising to the first floor with an understairs storage cupboard. Door into the study which has bespoke custom made built-in shelving and cupboards and a window to the front aspect. Door into the sitting room with patio doors leading out to the rear garden, with full-height window panes on either side of the doors. Cloakroom with low-level WC, wash hand basin with mixer tap, heated towel rail and obscure glazed window to the rear aspect. Kitchen with comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and tiled splashbacks, inset one and a half bowl stainless steel sink unit with mixer tap. Range style cooker with extractor hood over, integrated dishwasher, washing machine and tall fridge freezer included, window to the rear aspect overlooking the garden. The kitchen is open plan to the dining room which has ample room for dining table and chairs, window to the front aspect and door leading back through to the hallway.

First-floor landing with airing cupboard and hatch giving access to the loft space. Master bedroom with built-in mirrored wardrobes with mirror-fronted sliding doors, window to the front aspect and door into the en-suite shower room with a modern suite comprising of a fully tiled shower cubicle, wash hand basin with mixer tap and inset vanity storage cupboards under. WC with concealed cistern, heated towel rail, fully tiled walls and obscure window to the front aspect. Bedroom two with window to the rear aspect.

Bedroom three with window to the front aspect. Bedroom four with window to the rear aspect. Family bathroom with a modern suite comprising of a panelled bath unit with mixer taps and shower over, wash hand basin with mixer tap and inset vanity storage cupboards under. WC with concealed cistern, heated towel rail, fully tiled walls and obscure window to the rear aspect.

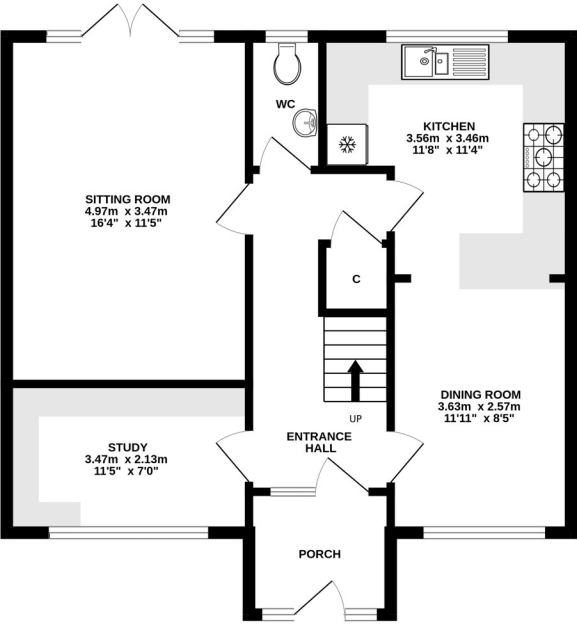
To the front, the boundary is fenced with a picket gate, and double gates opening onto the off road parking space. There is a paved path leading up to the front door, with lawn either side, with various shrubs, borders and trees, and pedestrian access provides access through to the rear garden. The rear garden is fenced to all boundaries and is mainly laid to lawn, with a paved area adjacent to the rear of the house and there is a pedestrian gate to the side. The garage/studio is accessed from Cardinal Mews, is insulated and has been recently redecorated and has power and light. There are two windows and a pedestrian door to the side of the garage/studio, giving access to the rear garden.

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.

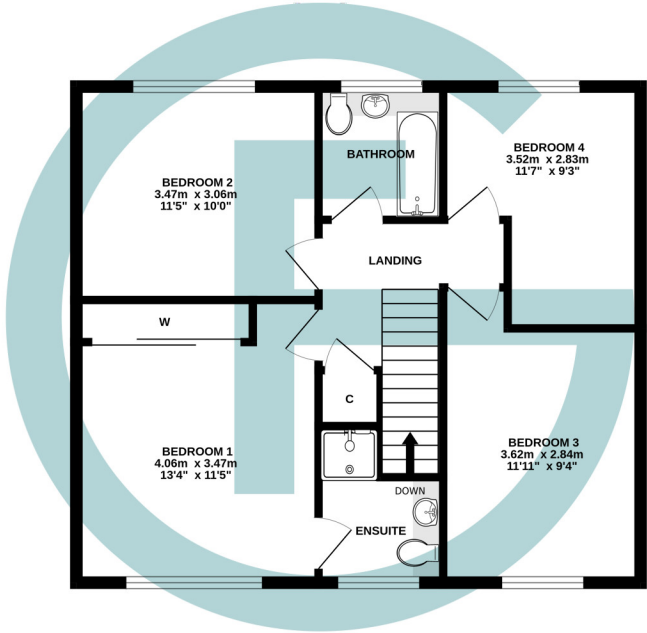


# Floor Plan

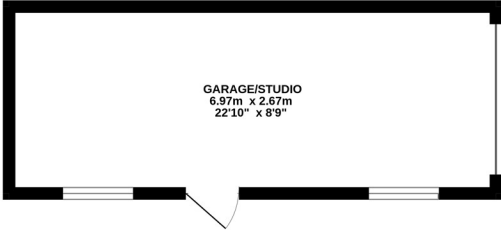
GROUND FLOOR  
59.8 sq.m. (643 sq.ft.) approx.



1ST FLOOR  
57.4 sq.m. (618 sq.ft.) approx.



OUTBUILDING  
18.6 sq.m. (201 sq.ft.) approx.



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TOTAL FLOOR AREA : 135.8 sq.m. (1462 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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