



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 1 Kingston Park

Pennington • Lymington • SO41 8ES







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A spacious four bedroom house on a quiet development with a stunning open plan kitchen/living space, a low-maintenance courtyard garden and within easy access of local shops.



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£499,950

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## Key Features

- Well equipped kitchen/diner, open plan to the large sitting room
- Master bedroom with en-suite shower room and three further double bedrooms
- Low maintenance south-westerly facing walled rear garden
- Located just a couple of minutes walk to local shops and within easy reach of Lymington High Street
- Ground floor cloakroom
- First floor family bathroom
- Single garage in nearby block
- Well presented and light and airy accommodation

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# Description

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This delightful four bedroom end terrace offers spacious, well presented and light and airy accommodation and is located within easy reach of Lymington High Street and local amenities. The property benefits from a south-westerly rear garden and there is a garage in nearby block.

Front door leading in to the entrance hall with stairs rising to the first floor. Cloakroom with WC, wash hand basin, cloaks storage cupboard and obscure window to the side aspect. Door from the hallways into the sitting room, which is a very spacious room, with feature gas fireplace, full height window to the front aspect and window to the side aspect, access into the under stairs storage cupboard and additional storage cupboard. Opening through to the open plan kitchen/dining room which is a lovely light and airy room. Comprehensive range of floor and wall mounted cupboard and drawer units with inset one and a half bowl stainless steel single drainer sink unit with mixer tap. Space for five ring range cooker, space and plumbing for washing machine, integrated fridge/freezer and space for additional tall fridge freezer and integral dishwasher. Inset ceiling spotlights. Ample room for dining table and chairs. French doors opening out to the rear garden.

First floor landing with access to the loft space. Airing cupboard housing the hot water cylinder and boiler. Master bedroom with full height window to the front window aspect. Fully tiled en-suite shower room with large shower cubicle with rainfall shower head, WC, wash hand basin with mixer tap, radiator, obscure window to the side aspect. Bedroom two has a built-in wardrobe and full height window to the rear aspect. Bedroom three has a full height window to the rear aspect. Bedroom four with built-in wardrobe and full height window

front aspect. Fully tiled bathroom comprising of a panelled bath unit with mixer tap and shower over, WC, pedestal wash hand basin with mixer tap heated towel rail, radiator, storage cupboard, extractor fan.

Outside to the front, there is an open plan area of garden laid to lawn with various mature shrubs. The rear garden is walled and paved and shingled for ease of maintenance. The garden is south and westerly facing and enjoys a sunny aspect and there is pedestrian gate to the rear. There is a private single garage located nearby and pathways lead through this small development to give access to the local shops at Foxpond.

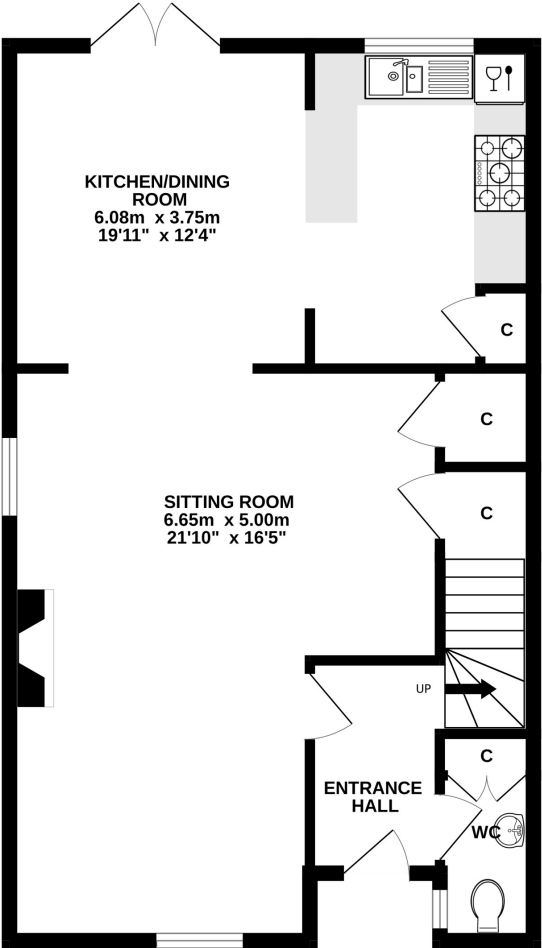
A grounds maintenance charge of £483 per annum from January 2025 covers the mowing of all front gardens and maintenance of pathways and trees.

This charming property is located close to the shops and local catchment schools as well as the popular Leisure Centre. Woodside Park is close-by and the nearby 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.

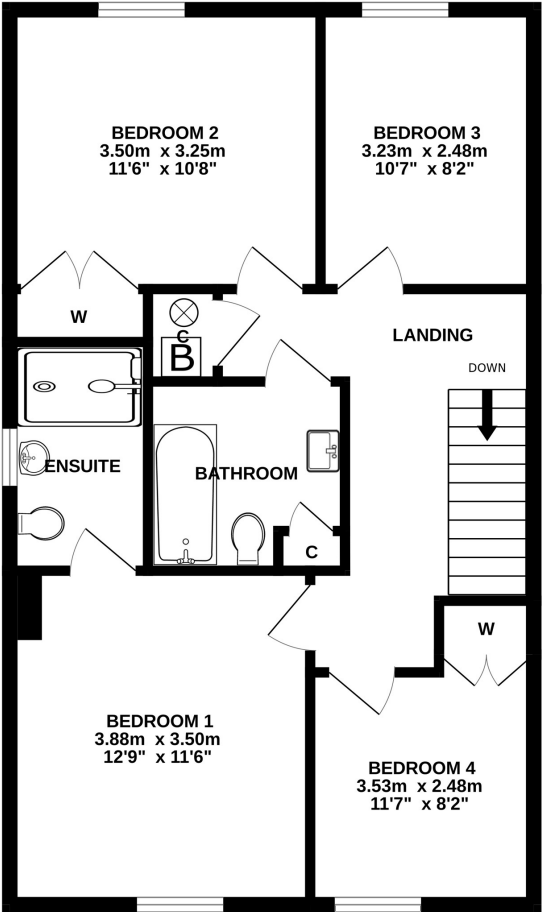


# Floor Plan

GROUND FLOOR  
62.4 sq.m. (672 sq.ft.) approx.



1ST FLOOR  
64.1 sq.m. (690 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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