



68 GOSPORT STREET • LYMINGTON • SO41 9BE

£499,950

Offered for sale with no forward chain, this sizeable four bedroom, four storey townhouse with sunny courtyard has been recently refurbished and is located on Gosport Street, moments from Lymington High Street and the Quay. This charming property would make an ideal investment or lock up and leave.



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

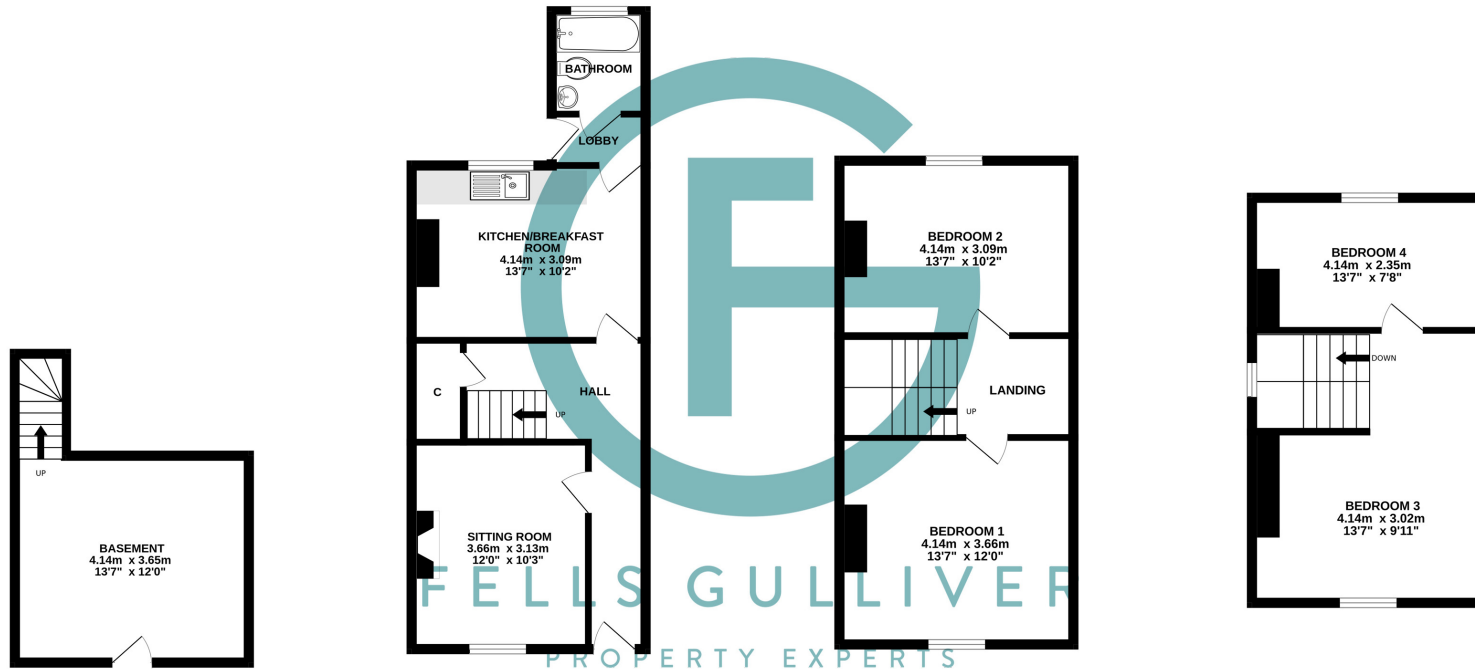


BASEMENT  
17.1 sq.m. (184 sq.ft.) approx.

GROUND FLOOR  
38.8 sq.m. (418 sq.ft.) approx.

1ST FLOOR  
32.9 sq.m. (354 sq.ft.) approx.

2ND FLOOR  
28.2 sq.m. (304 sq.ft.) approx.



TOTAL FLOOR AREA : 117.0 sq.m. (1259 sq.ft.) approx.  
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## Property Specification



- Four bedrooms
- Kitchen/breakfast room
- Sitting room
- Bathroom
- Basement
- Courtyard garden
- Period features
- Potential for reconfiguration
- Few minutes walk to Lymington High Street
- Offered for sale with no forward chain
- Recently modernised and updated offering versatile, well proportioned accommodation

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Description

This four storey, four bedroom Georgian townhouse offers well proportioned and has been recently modernised to a high standard, having been newly decorated, plastered, re-wired, new central heating and roof insulation, along with flexible plumbing installations for kitchen and bathrooms. The property has been in the same family for many years, benefits from a sunny courtyard garden with side access and would make an ideal investment or lock up and leave.

Original stone steps up to the front door leading into the entrance hall. Solid wood flooring, dogleg staircase to the first floor landing with under stairs storage cupboard. Door with steps leading down to the cellar. Sitting room with tiled fire surround with matching mantle and hearth giving access to the open fireplace. Sash window to the front aspect. Kitchen/Breakfast Room with range of base units with roll edged work surface, stainless steel sun unit and drainer with mono taps above, wall mounted Gloworm gas fired central heating combination boiler, sash window to the rear aspect. Door through to the rear lobby with external door to the side leading out to the rear garden and door into the bathroom with matching suite comprising a panelled bath unit with mixer taps, low level WC, pedestal wash hand basin with mixer taps, part tiled walls, obscure window to the rear aspect.

First floor landing with obscure sealed window to the side aspect. Dogleg stairs rising to the second floor landing. Bedroom one with wooden fireplace and matching mantle and wrought iron grate, multi glazed sash window to the front aspect. Bedroom two with concealed fireplace with wooden mantle and hearth and sash window to the rear aspect.

Stairs rising to the second floor opening directly into bedroom three with window to the front aspect, and door leading into bedroom four/en-suite dressing/bathroom. This room has currently been left unfitted, but has all the pipework and infrastructure to turn it into an en-suite bathroom or walk-in wardrobe.

Outside to the front, the small garden is enclosed to one side and the front in part by brick walling and wrought iron fencing and is accessed via a wrought iron gate which leads in turn to a patio path to the side. There is a further concrete area, access hatch to the cellar and an earth dug border. There is access along the side of the property again via a stone path which leads to a wooden pedestrian gate, providing access through to the rear garden, which is enclosed in part to both sides by brick walling and timber fencing, with a solid brick wall to the rear. The garden is mainly paved with a raised brick border to one side and to the rear, containing various shrubs and plants.

Gosport Street is ideally located just a two-minute walk from Lymington town centre. The beautiful Georgian market town of Lymington has many independent shops and a 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.







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