



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

1 East Hill

Lymington • SO41 9DE



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A beautifully presented three bedroom semi-detached cottage with garage and off road parking, which has been extended and refurbished in the last few years. This charming property is located within easy walking distance of Lymington High Street and is offered for sale with no forward chain.



3



2



£499,950

Key Features

- Kitchen/breakfast room with bi-folding doors opening out to the rear garden
- Open plan sitting/dining room
- Double bedroom two with range of built-in wardrobes
- Large family bathroom with bath and separate shower cubicle
- Garage with electric roll up door and power and light, and driveway parking for one vehicle
- EPC Rating: C
- Utility room and cloakroom
- Master bedroom with built-in wardrobe and en-suite shower room
- Study/Bedroom three
- South facing low maintenance garden with Summerhouse with power and light
- Offered for sale with no forward chain

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Description

Located within easy walking distance of Lymington High Street, this charming three bedroom semi-detached cottage has been extended in recent years to provide spacious and well appointed living accommodation, with the benefit of the master bedroom having an en-suite shower room, utility room, garage and driveway parking. The property has the added benefit of being offered for sale with no forward chain.

Front door leading into the porch with full height window to one side and further door leading into the sitting/dining room. Stairs rising to the first floor with wrought iron feature balustrade, window to the front aspect and patio doors to the rear aspect opening out to the south facing rear garden. Opening through to the large kitchen/breakfast room which has an extensive range of floor and wall mounted cupboard and drawer units with granite worktop over and matching splashbacks, inset double butler sink unit with mixer tap over, water softener, integrated dishwasher, range style gas cooker with five ring gas hob with extractor over and stainless steel splashback. Separate two ring gas hob, space for American style fridge/freezer. Island with range of drawer units and power sockets. Dining area with space for dining table and chairs, windows to the side aspect and bi-folding doors opening out to the patio and garden, making this a real entertaining space. Two weather sensitive remote controlled velux windows, tall modern radiator and inset ceiling spotlights. Door from the kitchen into the utility room which comprises of floor mounted cupboard units with worktop over and matching splashback, inset single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, storage cupboard, window to the front aspect and pedestrian door to the side, leading out to the front of the property, which could be used as an alternative front door. Door from utility room into the cloakroom with low level WC, wash hand basin, radiator, wall mounted gas central heating boiler and obscure window to the front aspect.

First floor landing with doors to all rooms. Two separate hatches to the two loft spaces, one boarded with pull down ladder and light. Master bedroom with built-in wardrobe, two windows to the rear aspect and door into the en-suite shower room.

Modern white suite comprising of a fully tiled shower cubicle with mixer shower, low level WC, wash hand basin with mixer tap, heated towel rail, fully tiled floor and walls, obscure window to the side aspect. Double bedroom two with range of built-in wardrobes along one wall and a window to the front aspect. Bedroom three/study with window to the front aspect. Large family bathroom with modern white suite comprising a free standing roll-top bath with taps and hand held shower attachment. Separate fully tiled large shower cubicle with mixer shower, low level WC, wash hand basin with mixer tap, heated towel rail, fully tiled floor and walls, obscure window to the rear aspect.

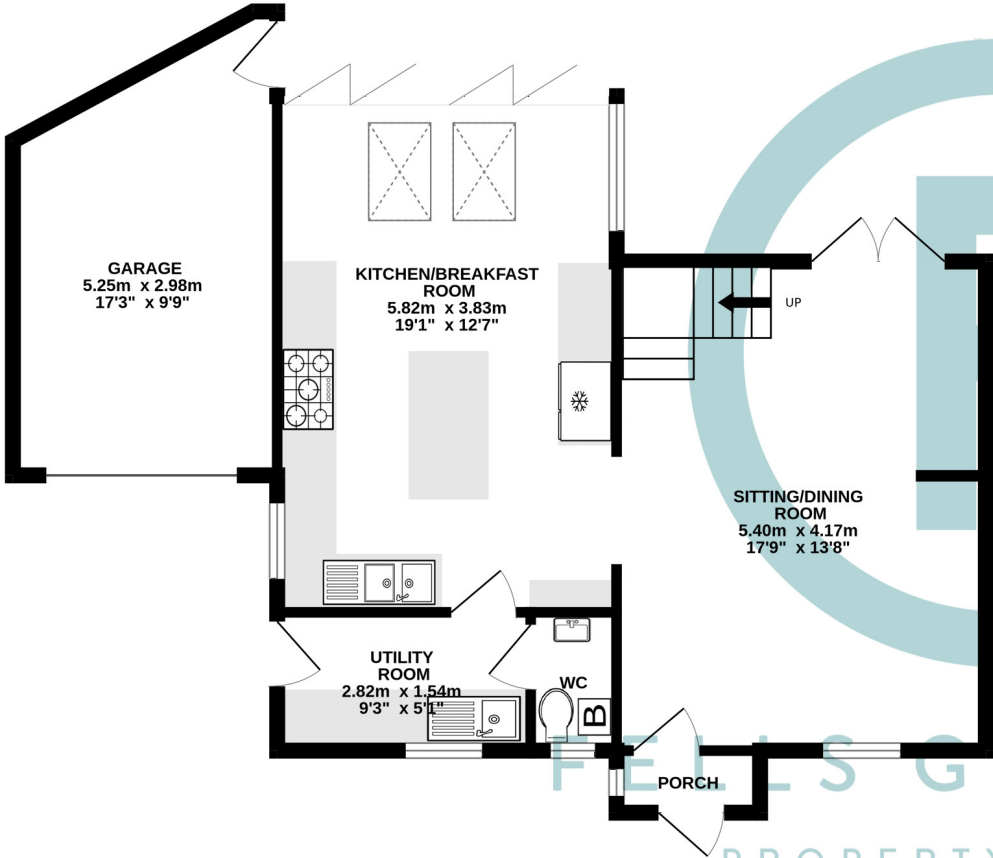
Outside to the front, there is driveway parking for one vehicle leading up to the garage which has an electric remote controlled roll up door, power and light and a pitched roof. The garage has a pedestrian door to the rear, which leads through to the rear garden. The rear garden is of a southerly aspect and fenced to all sides. There is an area of patio adjacent to the rear of the property, with space for patio furniture. The remainder of the garden is laid to shingle with summerhouse with power and light and the garden is interspersed with a variety of mature plants, shrubs and trees and the garden affords a good degree of privacy.

Residents permit parking available for £55 per annum from Hampshire County Council.

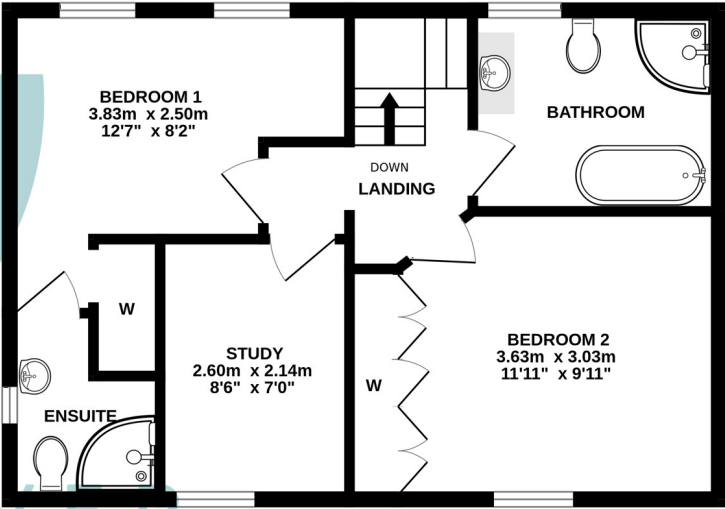
The property is just a five minute walk to the Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous highly regarded 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
65.9 sq.m. (710 sq.ft.) approx.



1ST FLOOR
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA : 110.1 sq.m. (1185 sq.ft.) approx.
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For more information or to arrange a viewing please contact
Fells Gulliver • 125 High Street • Lymington • SO41 9AQ
T: 01590 671711 E: lymington@fells-gulliver.com



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www.fellsgulliver.com

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