



1b Tithe Barn

Lymington, SO41 9EB

SPENCERS
COASTAL





The Property

A two-bedroom semi-detached townhouse, enjoying the benefits of modern living as well as a secure garden and ample off-road parking. The property is conveniently located in a quiet cul de sac close to Lymington High Street.

The front door opens in to a welcoming inner hallway with cloakroom and space for coats and umbrellas.

The hallway flows into the spacious living kitchen room. This inviting space boasts UPVC French doors that open onto a delightful patio area, complete with steps leading down to the well-maintained garden.

The kitchen area is both functional and stylish, featuring built-in appliances including a fridge freezer, oven, 4-ring hob stove, and dishwasher. The sleek dark oak vinyl flooring adds a touch of sophistication to the space, complementing the modern design.

Upstairs, you'll find two generously sized bedrooms, the master bed having an ensuite shower. offering ample space for rest and relaxation. A well-appointed family bathroom completes the accommodation.

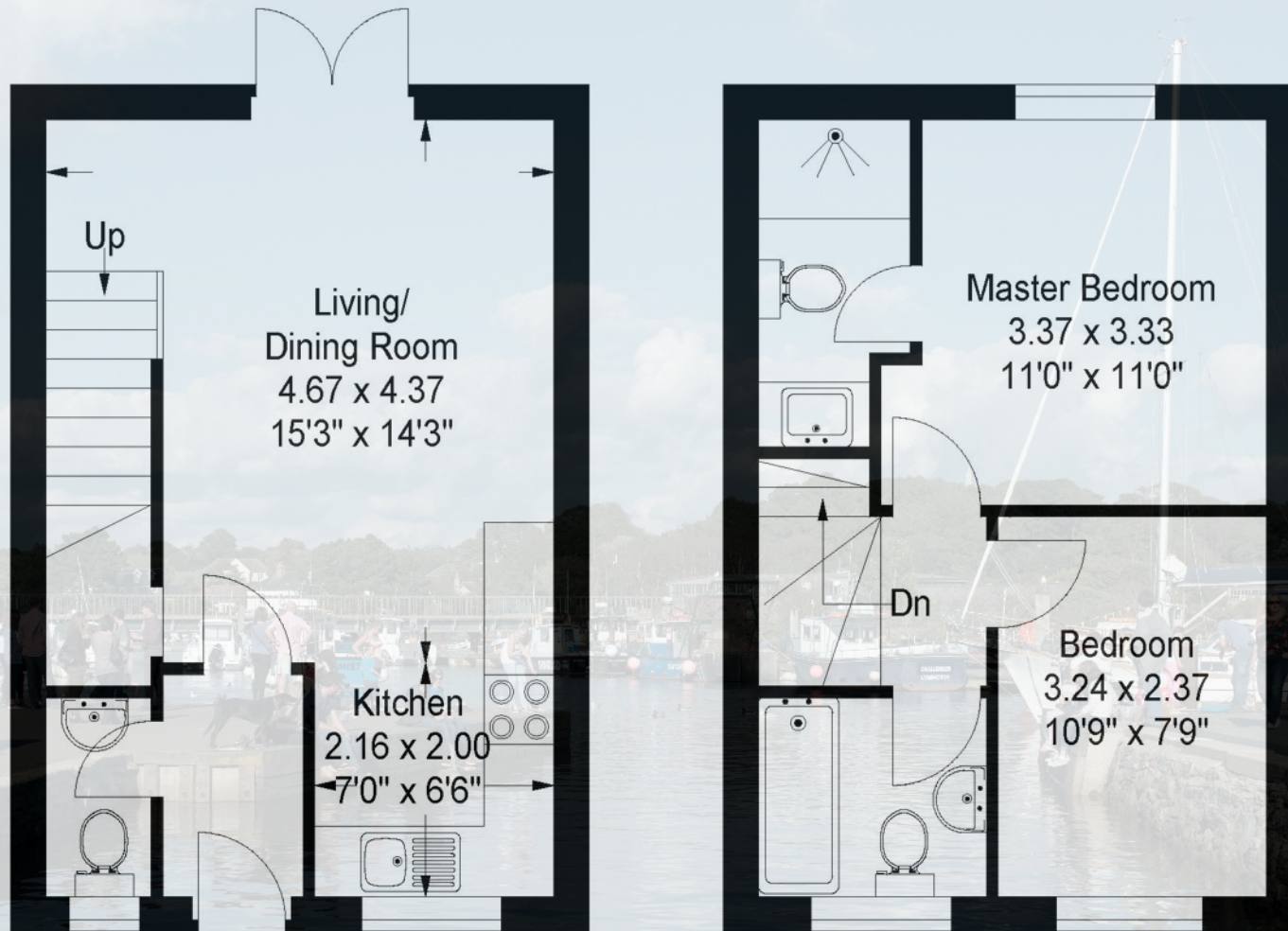
The Situation

The property is situated in the beautiful Georgian market town of Lymington and is within a short walking distance of its cosmopolitan shops and picturesque harbour. The property also benefits from being in catchment area of Lymington Infant School which has an Ofsted rating of outstanding. Within easy reach are the two large deep water marinas and sailing clubs, for which the town has gained its status as a world renowned sailing resort. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturday a market is held in the High Street, the origins of which probably date back to the 13th century. To the north, is the New Forest village of 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 gives direct access to London Waterloo in 90 minutes.

£350,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 58sq.m. or 624sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Grounds & Gardens

At the front of the property, a gravel driveway provides an off-road parking space. A delightful patio at the rear is complete with steps leading down to the well-maintained garden, predominantly laid to lawn. Perfect for outdoor relaxation and entertaining.

Services

Energy Performance Rating: C Current: 69 Potential: 90

Council Tax Band: B

All mains services connected

Directions

From our offices turn left down the High Street turning left into New Street next to Costa Coffee. Continue for approximately 400 yds to the T-junction and turn left and then almost immediately right into Lower Buckland Road. Travel down Lower Buckland Road for a couple of hundred yards, then take the turning right. The property will be found on left hand side.

Important Information

Spencers of Lymington 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.



LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencerscoastal.com

www.spencerscoastal.com