New Street

Lymington, SO41 9BP

SPENCERS
NEW FOREST

37 New Street

Lymington, SO41 9BP

£599,950

Grade II listed, three double bedroom Victorian townhouse, positioned over three floors, which is located a few hundred yards from Lymington High Street. The property has the benefit of a garden, single garage and an additional off road parking space. EPR: D

Situation

The townhouse is within an easy short walk of all amenities including Lymington station, doctors surgeries and chemists, library, church and community centre. The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour has two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of renowned restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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.

The Property

Stepping through the front door into the inner hallway there is ample space for coats, boots and umbrellas with a separate door opening on to the open plan lounge/dining room. Twin fireplaces, one with a fitted Clearview log burner provide the style and character of this impressive, recently renovated family home. The lounge area has a sash window to the front garden, high ceilings and a range of fitted shelving above the welcoming hearth. The dining area has an open fireplace, small desk area for studying and stairs rising to the first floor with storage beneath. The dining room flows through to the tremendous fitted kitchen with side return and bespoke design lantern ceiling. The central island has plumbing for washing machine beneath with a range of quartz work surfaces with integral fridge freezer and dishwasher and Rangemaster double oven. Bifold doors bring the outside inside allowing easy access to the patio and garden for entertaining or lazy Sunday afternoons.

Stairs to the first floor where the master bedroom overlooks the front with an en-suite shower room and fitted cupboard. The second double bedroom is awash with light and houses a cupboard with the newly fitted combi-boiler. The family bathroom suite, again newly fitted, has a contemporary white three piece suite and shower, including a locally hand-made sink from the renowned local pottery at Vinegar Hill.

Stairs lead to the top floor where there is a third double bedroom with fitted wardrobes. Overall, 37 New Street is a spacious 19th century townhouse in impeccable order with a host of charm and character a few moments from Lymington High Street.

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Outside

Shingled front garden with low wall borders to front with mature hedging to side. From the kitchen, bifold doors open to the rear garden with a patio area, raised flower beds, newly completed fencing and ample space for garden furniture. A newly constructed garage with double doors, light and power and storage above is accessible from the garden with rear access to the cul de sac behind with the benefit of additional off-road parking for one vehicle in front of the garage.

Directions

From our offices in Lymington, turn left and proceed along the High Street and take the first turning left, just before Costa Coffee shop, into New Street. The property can be found on the left hand side just after the turning into Emsworth Road.

Services

Energy Efficiency Rating: Current 68 Potential 85
Council Tax Band: D
All mains services are connected.

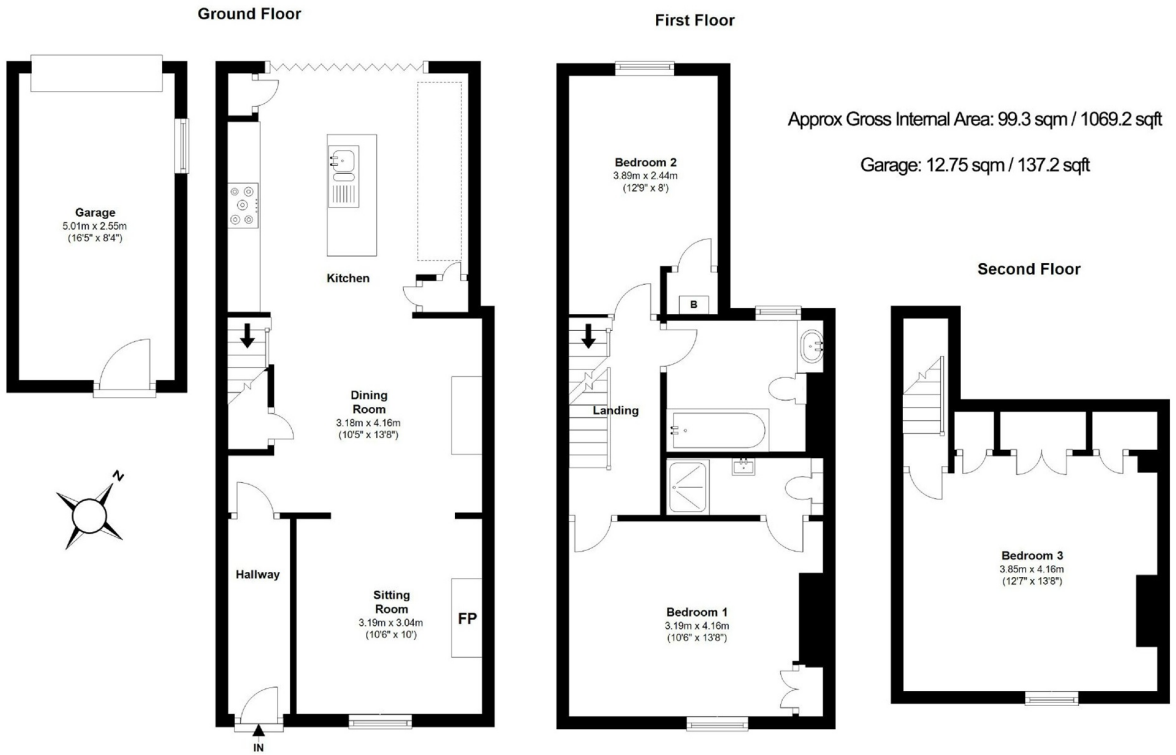

Illustration for identification purposes only; measurements are approximate, not to scale.EPC South Coast Surveys
Plan produced using PlanUp.

37 New Street

Spencers of The New Forest 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 or efficient working order or fit for their 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 fitments, 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 for you.

For more information please contact us:
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