



48 Spartina Drive *Lymington, SO41 9FE*

SPENCERS
COASTAL





A four bedroom semi-detached extended property, presented in immaculate condition throughout with the advantage of a walled south facing garden, conservatory and parking for three vehicles on the private driveway.

The Property

The front door leads to the entrance porch and into the stunning sitting room with picture window to the front aspect and where the stairs lead to the first floor landing. The attractive engineered wooden floor sets off the white contemporary styled decor. The adjacent kitchen/dining room is a stunning feature of this lovely property with Velux ceiling units above the kitchen area and glazed doors to the conservatory. The kitchen is fitted with ample white storage units and corian work surfaces above with an eye level fan assisted oven and grill, separate induction hob, space for freestanding fridge/freezer and plumbing for a washing machine. There is a breakfast bar dividing the room and a further door to the rear garden. The kitchen family room is cleverly designed to allow for additional sofas or dining table with an open plan conservatory over looking the garden. the original garage has been expertly converted to create a ground floor double bedroom with ensuite shower room. This area is also ideal as a home office or study.

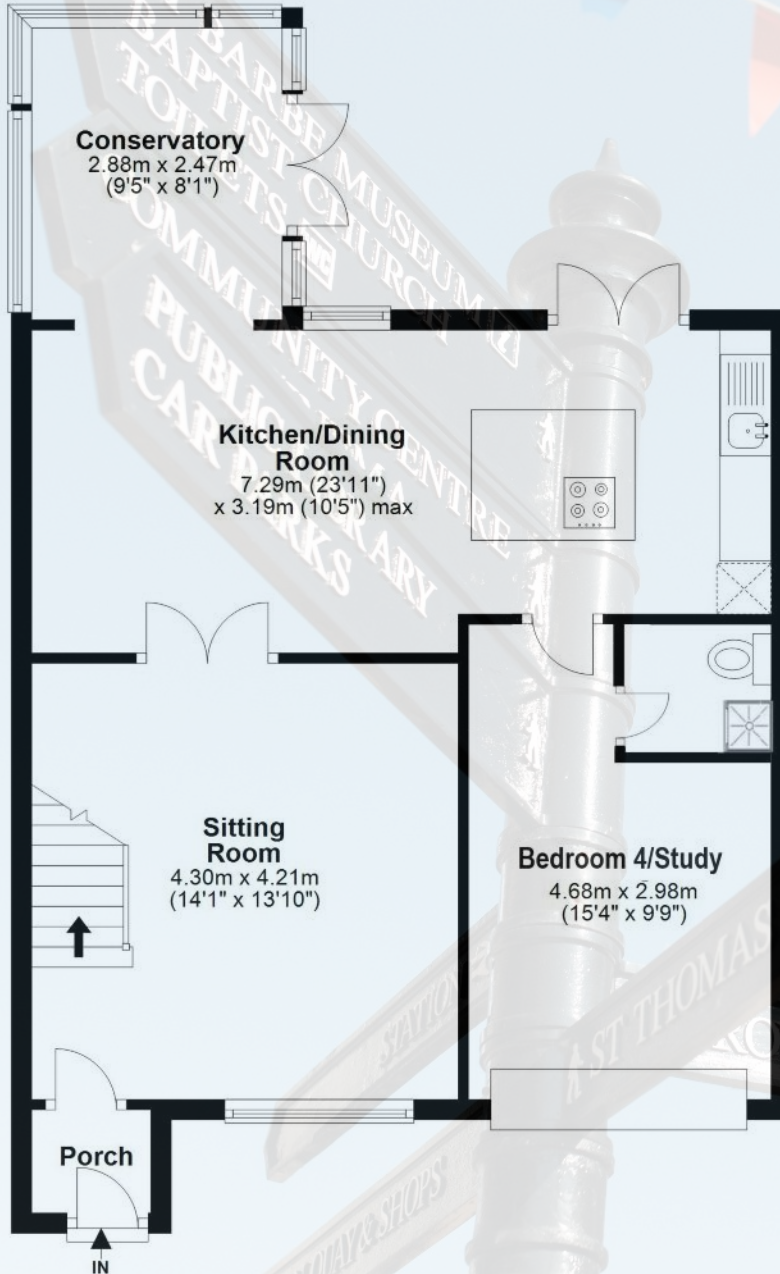
£435,000



FLOOR PLAN

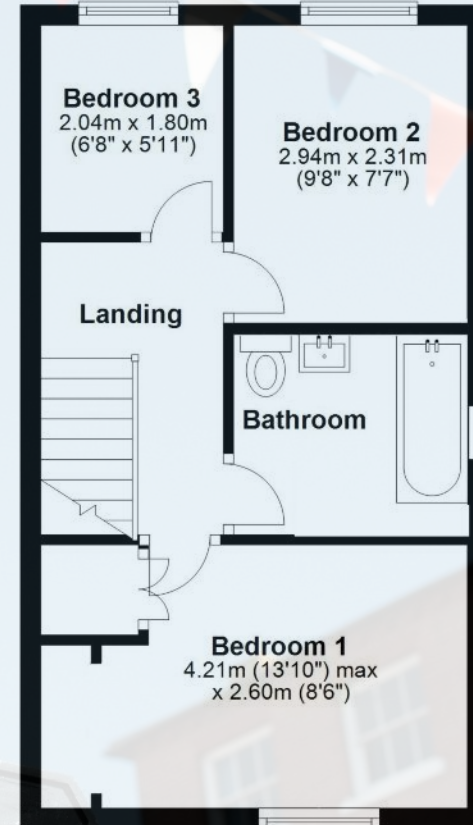
Ground Floor

Approx. 64.0 sq. metres (688.6 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.3 sq. feet)



Total area: approx. 96.4 sq. metres (1038.0 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



With a stunning vaulted kitchen/dining room, spacious lounge and a ground floor fourth bedroom or home office with ensuite.

The Property continued . . .

The first floor accommodation comprises three bedrooms served by the newly fitted family bathroom. Bedroom one over looks the front of the property with bedroom two having lovely garden views. There is an airing cupboard and loft hatch to a part-boarded storage area.





Grounds & Gardens

There is ample off road parking on the gravel drive to the front of the property, where the front is enclosed by hedges and fencing giving a good degree of privacy. The rear garden is enclosed by a brick wall with pedestrian entrance gate. The whole is mainly laid to lawn and is south facing with space and hard standing for a garden shed and a patio adjacent to the rear of the property.

Directions

From our office in the High Street proceed down the hill and turn left into Gosport Street. Continue across both mini roundabouts into Marsh Lane. Take the second turning left into Bankhill Drive and then second left into Spartina Drive and the property can be found facing you after around 150 metres.



Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the 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 independent shops including some 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 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 approximately 90 minutes.



Potential scope to further extend above the single story.

Services

Energy Efficiency Rating: tbc Current: Potential:
Council Tax Band: C
All mains services are connected

Points of interest

Waitrose	1.4 miles
Priestlands Secondary School	1.9 miles
Walhampton (Private School)	1.4 miles
Brockenhurst Train Station	4.2 miles
Brockenhurst Tertiary College	4.4 miles
Royal Lymington Yacht Club	1.4 miles

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