



46 Bankview

*Lymington, SO41 8YH*



SPENCERS









*A well-presented two-bedroom end-of-terrace property, ideally situated within walking distance of the station and high street. The home benefits from a south-facing rear garden, offering plenty of natural light throughout the day.*

## The Property

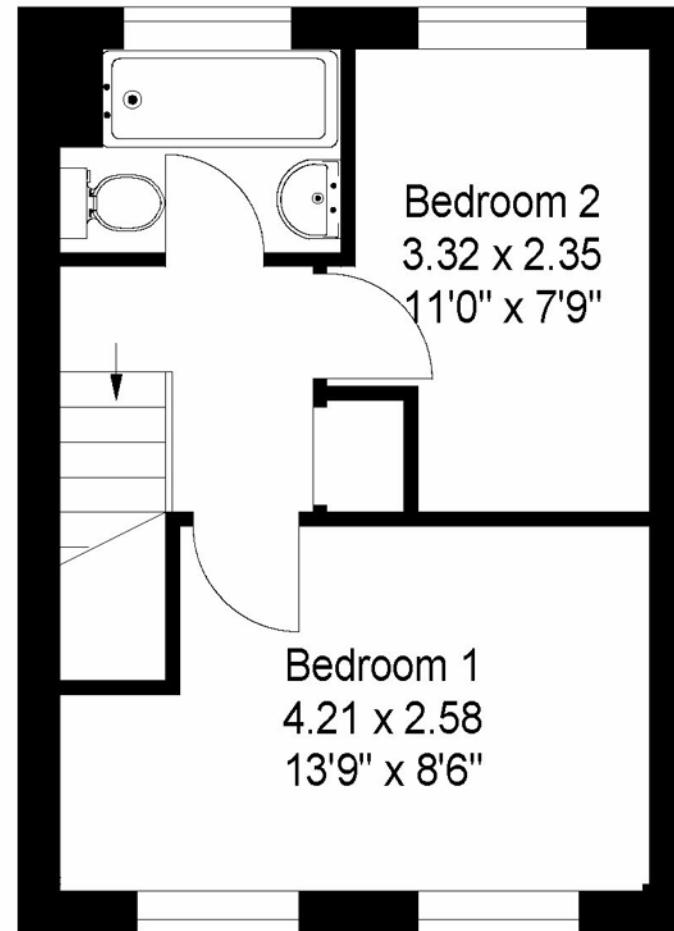
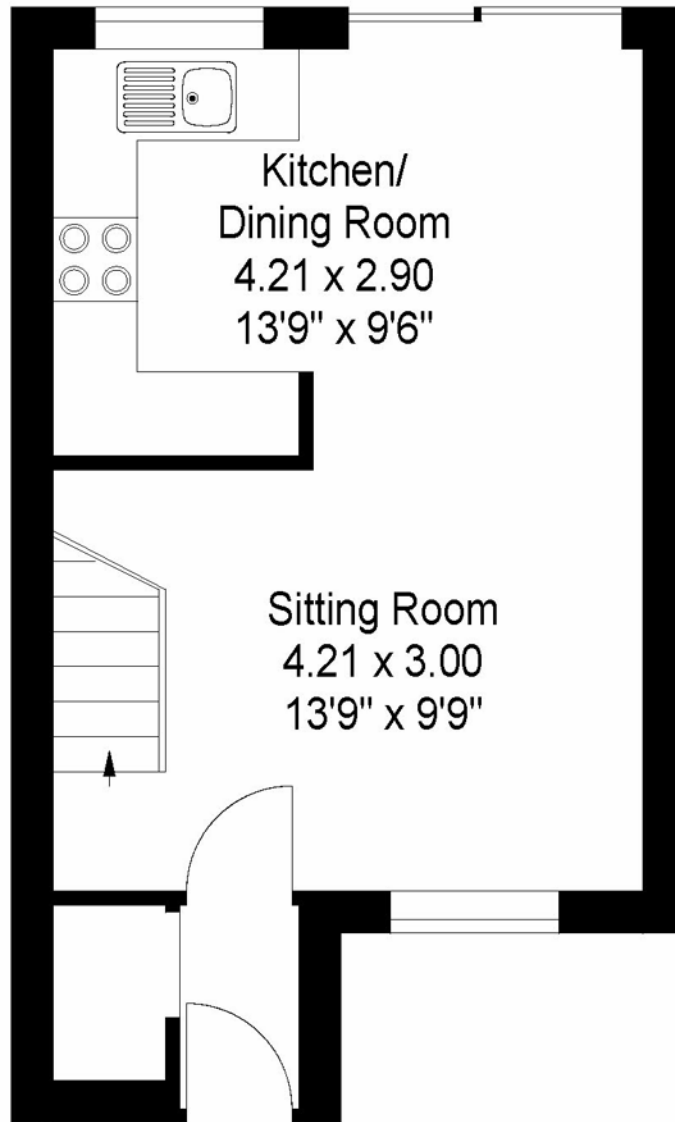
Enter the property through a useful porch area, with an inner door leading into the open-plan living and dining room, enjoying leafy views to the front. The flooring throughout provides a clean, fresh, and low-maintenance finish, creating a lovely flow through the ground floor. There is also a practical storage area beneath the stairs. From the dining area, modern sliding doors open out to the rear garden, allowing plenty of natural light. The dining area is open to the kitchen, which features attractive shaker-style units with wood-effect worktops, a sink overlooking the garden, and ample storage cupboards. Appliances include an integrated oven, electric hob, and extractor hood, with space for a freestanding fridge/freezer.

Upstairs, the main double bedroom is positioned at the front of the property and enjoys a pleasant, leafy outlook. There is also a second double bedroom and a family bathroom, completing the accommodation.

**£295,000**



## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 53sq.m. or 571sq.ft.

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NOT TO SCALE





*This is an ideal purchase for first-time buyers or investors, combining a convenient location with comfortable, easy living.*

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### Situation

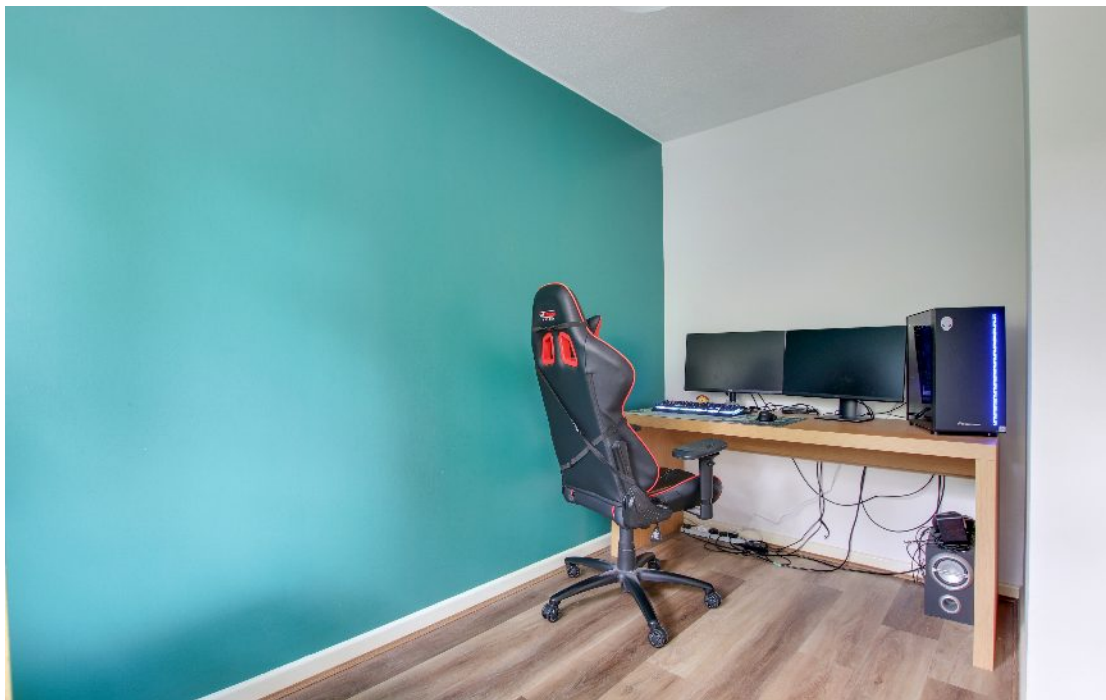
The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, 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.





## Grounds & Gardens

The rear garden is fully enclosed with fencing and features a combination of decking and shingle, creating an easy, low-maintenance outdoor space. A backdrop of mature trees provides a pleasant green outlook, while a side gate gives access to the side passage, and a garden shed offers useful storage.



## Directions

From our offices in Lymington, proceed down the High Street and turn left into Gosport Street. Continue forward going straight over the next two roundabouts onto Marsh Lane and just after this road bends to the left, turn right into Bankview. Parking is located on the right hand side.



*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Services

Tenure: Freehold

Council Tax: C

EPC: E      Current: 40      Potential: 87

Property Construction: Brick faced elevations and tile roof

Utilities: Mains electric, water and drainage. No gas supply

Heating: Electric

Broadband: FFTP - Fibre to the property directly. Superfast broadband download speeds of up to 10000 mbps are available at this property (ofcom)

Parking: Communal parking, no allocated space

## Important Information

Spencers 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.





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