



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

7 Highfield Avenue

Lymington • SO41 9HU







# 7 Highfield Avenue

Lymington • SO41 9HU

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Offered with no forward chain, this spacious and well presented 1930's three bedroom detached house has the benefit of a large south facing garden, driveway parking and garage. This charming property is positioned in a central location within easy reach of Lymington High Street and all local amenities.



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£680,000

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## Key Features

- Kitchen/breakfast room
- Conservatory enjoying views over and opening out to the rear garden
- Three first floor double bedrooms
- Large south facing rear garden
- Located within easy reach of Lymington High Street and local schools and amenities
- Open plan living/dining room
- Ground floor cloakroom
- Spacious family bathroom with bath and separate shower cubicle
- Garage and driveway parking
- No forward chain







# Description

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Located in a central location within easy reach of Lymington High Street, this charming 1930's detached three double bedroom house offers spacious and well proportioned accommodation and benefits from an integral garage, off road parking a good size sunny south facing rear garden.

Front door leading into the good size entrance hall with exposed timber flooring and turning staircase leading to the first floor, with understairs storage cupboard. Cloakroom/utility with underfloor heating and modern suite comprising a WC, wash hand basin and obscure window to the front aspect. There is potential to make this into a a shower room. Kitchen/breakfast room with comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and splashbacks. Once and half bowl single drainer sink unit with mixer tap over. Integral four ring gas hob, oven below and extractor, integrated fridge, window to the front aspect.

Door from hallway into the dining room which is open plan to the living room which has a feature coal effect gas fire and bay window overlooking the rear garden. From the dining room there are double doors leading into the conservatory with velux window and double patio doors to the side opening onto the terrace area and rear garden beyond.

First floor landing with hatch giving access to the loft space. Master bedroom with plantation shutters and curved bay window to the rear aspect enjoying views over the garden. Bedroom two again with a window to the rear aspect overlooking the garden. Bedroom three has a window to the front aspect. The family bathroom is a generous size

and comprises of a panelled bath unit with mixer tap and mixer shower over. Separate walk-in shower. WC, wash hand basin, airing cupboard with double doors, obscure window to the front aspect.

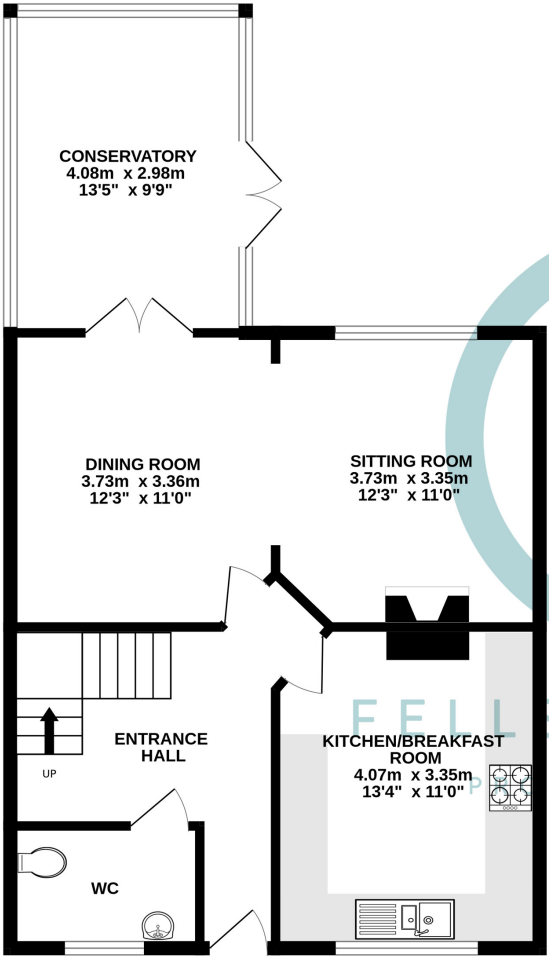
To the front of the house, there is shingle driveway parking leading up to the garage. There are various mature shrubs, trees and borders. The rear garden is south facing and enjoys a sunny aspect. The garden is mainly laid to lawn with a paved seating area adjacent to the rear of the house and there is a separate raise decked area. Steps lead down to the lawn. The boundaries are fenced and there is side pedestrian access. The mature garden is well tended and there is abundance of plants, shrubs and trees, rose bed borders and twin sheds. Pedestrian access through to the garage.

The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, deep water marinas, and sailing clubs. 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.

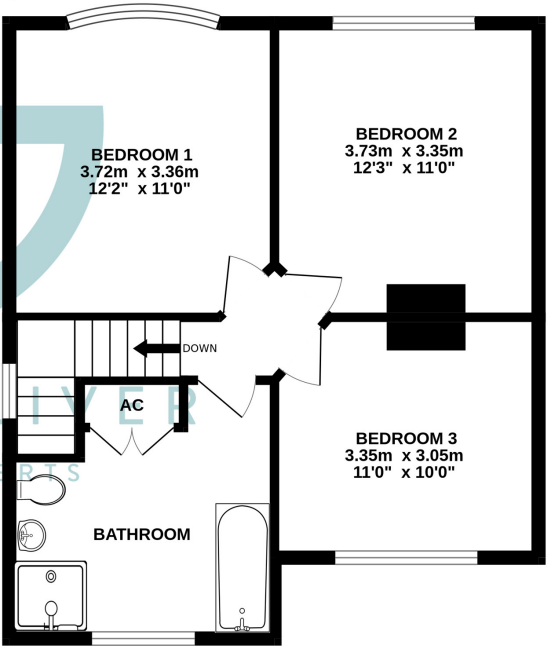


# Floor Plan

GROUND FLOOR  
63.7 sq.m. (685 sq.ft.) approx.



1ST FLOOR  
48.5 sq.m. (522 sq.ft.) approx.



TOTAL FLOOR AREA : 112.2 sq.m. (1207 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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