



Rose Cottage

23 May Avenue, Lymington, Hampshire, SO41 9DQ

SPENCERS
COASTAL





A four bedroom detached chalet bungalow located in a quiet cul de sac moments from Lymington high street.

The Property

The enclosed front porch and inner door lead into the spacious hallway where there is a wood block floor. The delightful south facing kitchen / family room overlooks the front garden and has a feature fireplace, corner fitted log burner, range of fitted worktops and cupboard units with space for a large dining room table and sofas, space for fridge freezer, integrated dish washer, cooker and hob and double doors to the garden. The twin aspect master bedroom is off the hallway adjacent to the fitted white family bathroom suite with separate walk in shower. The second bedroom is another good sized double with twin sky lights and a utility room off with plumbing for washing machine and dryer, gas boiler and mega flow immersion tank.

£725,000



FLOOR PLAN

Ground Floor

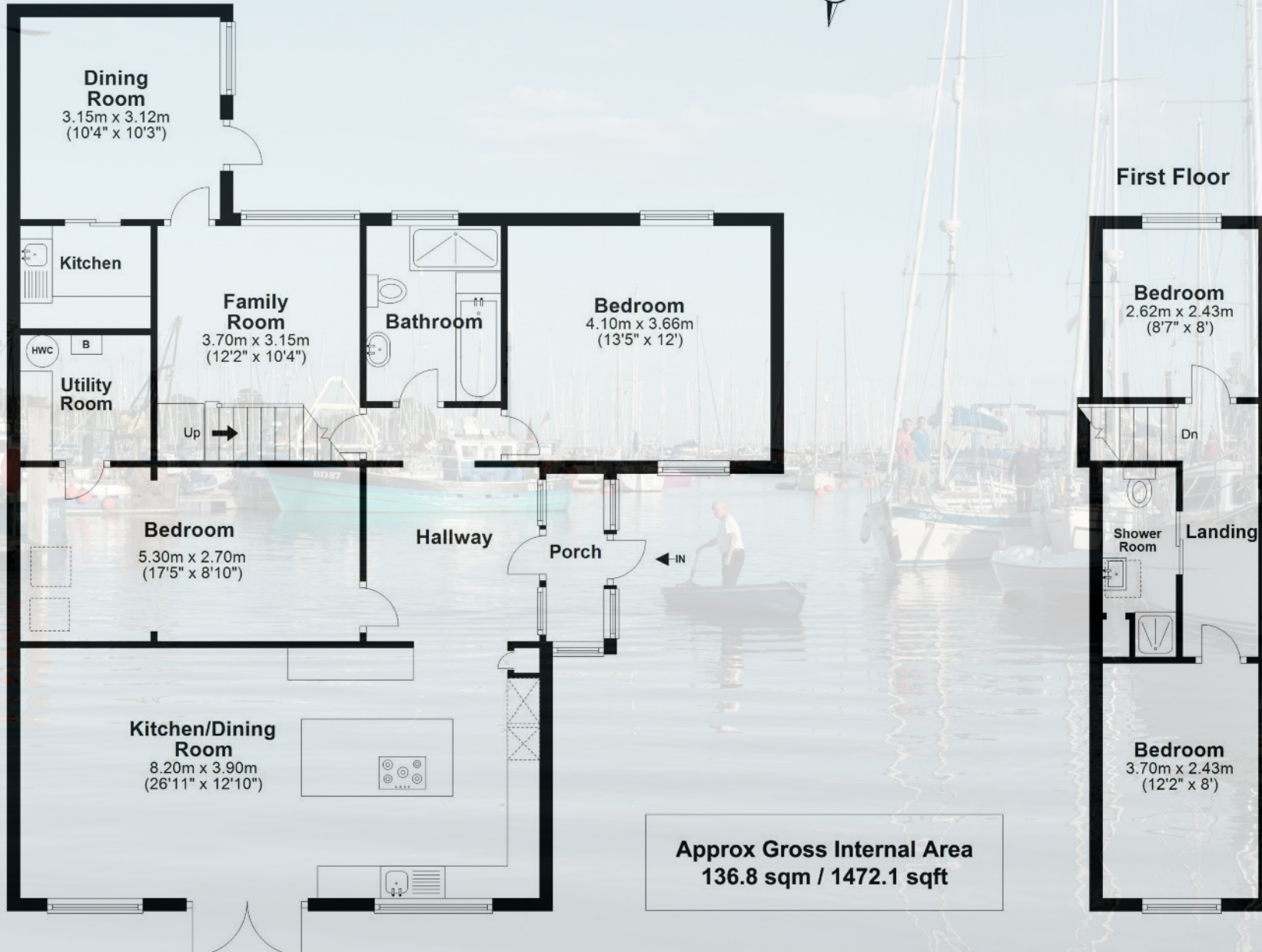
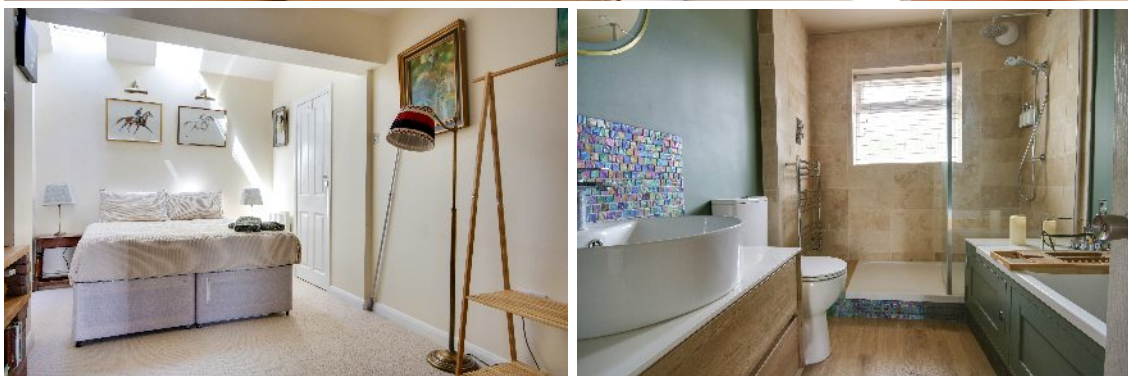


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



The property is currently configured with two bedrooms, lounge and kitchen on the ground floor with a separate and self contained two bedroom maisonette holiday let at the rear.

The Property continued . . .

The primary ground floor accommodation is well decorated, light and airy and offers spacious rooms allowing for comfortable low maintenance living. The adjoining rooms, if not required as a holiday let, offer a second reception room and a dining room that could easily be used as a further double bedroom with the kitchenette converted to an en-suite if required.

Directions

From our office proceed down the High Street turning left by Boots into New Street. At the end of New Street turn left into Avenue Road and then almost immediately right into Lower Buckland Road. Follow the road along for a short distance where the entrance to May Avenue will be seen on the left hand side. The property will be found at the very end of the cul-de-sac on the right hand side.





The Annexe

From the inner hallway there is a connecting door which leads to the beginning of the holiday apartment, which also has its own private entrance via the rear garden. The lounge has lovely garden views with a step up to the dining area and separate kitchenette. Stairs rise to first floor with eaves storage, two double bedrooms and a shower room. Overall this is a spacious four bedroom family home that has been cleverly divided into two living spaces, the annexe providing a very good rental or holiday let opportunity.



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 provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.





Grounds & Gardens

The front area of the garden has been newly gravelled providing parking for numerous cars. A wrought iron gate then opens in to the private front garden with numerous mature plantings and a good sized lawn area. There is side access to the rear garden via a wrought iron gate which leads to a large terrace where there is a timber garden shed beyond which is a summer house with decking and a useful storage area for wood and garden equipment. The majority of the garden is laid to lawn and enjoys a high degree of privacy. Leading off from the back door is a small raised area of decking and there is outside lighting and an outside water tap.

Services

Tenure: Freehold

Property Construction: Brick faced elevations under a slate roof

Mains gas, electric, water & sewerage

Council Tax Band: E

Energy Performance Rating: D Current: 65 Potential: 79

Moderate mobile coverage via EE, & Three

Superfast Broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

Conservation Area: No

Flood Risk: No risk

Important Information

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 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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