



59 North Street

Lymington, SO41 8GB

SPENCERS
COASTAL





A charming three bedroom character cottage with a south facing garden and private parking for two cars. This property has been tastefully extending to create a unique kitchen/dining area. The house is only 250m level walk from the centre of Pennington village which has a range of shops and a pharmacy as well as Priestlands secondary school.

The Property

This characterful period house benefits from a large kitchen/diner with an attractive garden. On the ground floor the front door opens to a spacious hallway with a wood burning stove offering an attractive focal point to the room. The extended kitchen/diner is the hub of the house and provides an abundance of nature light with doors leading to the garden terrace and sky lights above. This room offers a wonderful place to entertain. The kitchen/dining room is fitted with high gloss base and wall units with space for a range cooker, washing machine and dishwasher. There are several cupboards offering ample storage. Also on the ground floor is a living room with French windows leading to the side garden and a cloakroom with WC and sink.

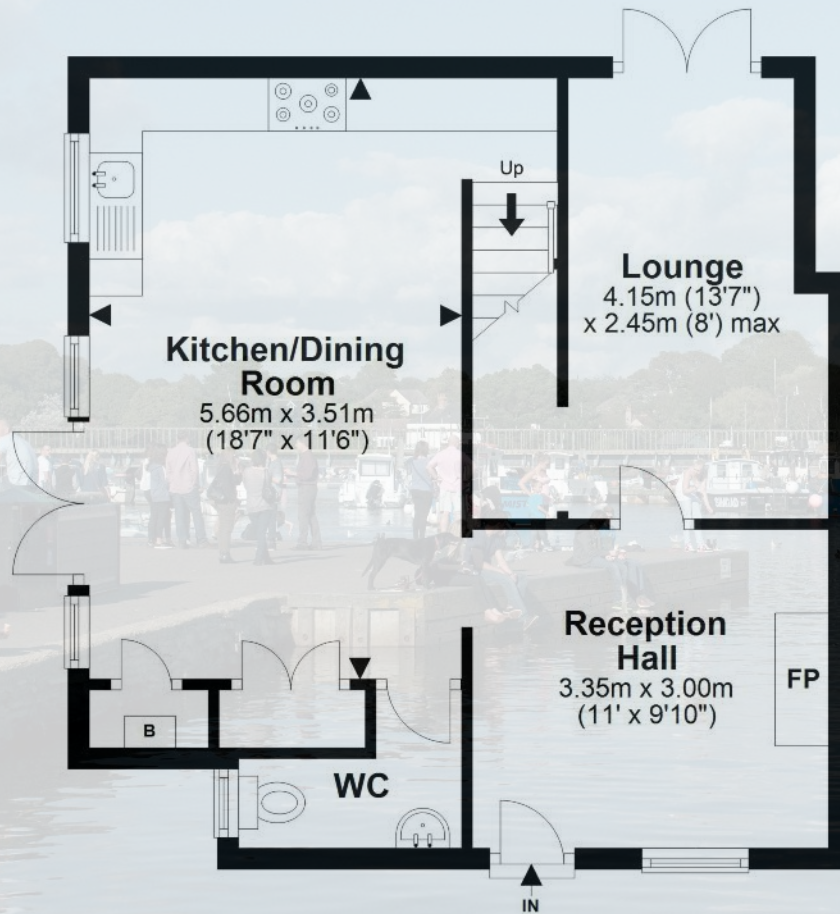
Upstairs, the first floor has three bedrooms. The main double bedroom is of generous proportions and is at the front of the house. There are a further two bedrooms and a beautifully presented family bathroom.

£425,000



FLOOR PLAN

Ground Floor



Approx Gross Internal Area
76.7 sqm / 826.4 sqft

First Floor

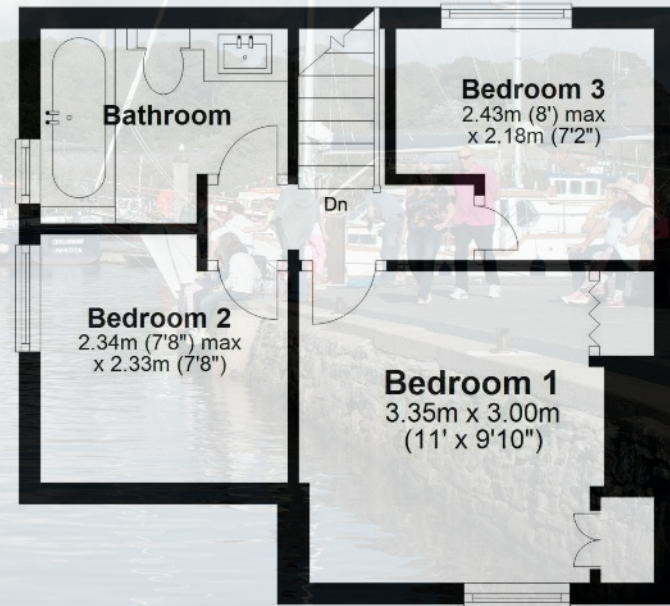


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



Grounds & Gardens

The rear garden offers a sunny and secluded area to relax and enjoy those summer days with mature hedging providing screening and an evergreen Camelia adding a splash of colour. There is an area for entertaining on the terrace adjacent to the house with a path leading to the side of the property with a useful shed for storage.

Services

Energy Performance Rating: D Current: 56 Potential: 79

Council Tax Band: C

All mains services connected

Directions

From our office in Lymington turn right and proceed up the High Street to the one way system. Upon entering the one way system keep left and proceed to the roundabout and take the third exit from the roundabout onto North Street, passing Priestlands school on the right. The property can be found a further 150 yards up on the left hand side.

The Situation

The property is located in the heart of the village where there is a general store with Post Office and is complimented by a selection of other shops, pubs and an extensive leisure centre while schools for all age groups are all within walking distance. Approximately 1½ miles west is the picturesque Georgian market town of Lymington which is famed for its attractive High Street, river, marinas and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has an efficient mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.

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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