



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

9 Marlborough Place

Lymington • SO41 9LX



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Offered chain free, this well presented four bedroom house offers spacious and versatile accommodation and benefits from a good size south facing garden, garage, driveway parking for several vehicles and the property is located within an easy level walk to Lymington High Street and amenities.



4



3



£675,000

Key Features

- Offered for sale with no forward chain
- Sitting room with feature fireplace
- Master bedroom suite with range of built-in wardrobes and en-suite shower room
- Good size south facing rear garden
- Easy level walk to Lymington High Street and amenities
- Well equipped kitchen/dining room
- Conservatory overlooking the rear garden
- Modern family bathroom suite
- Garage and driveway parking for several vehicles
- Ground floor cloakroom



Description

Located in a quiet cul-de-sac within a level walk of Lymington High Street, this modern four bedroom house offers well presented and spacious accommodation and benefits from a garage, driveway parking for several vehicles, a good size south facing rear garden and is offered for sale with no forward chain.

Front door leading into the entrance lobby, with storage cupboard and door leading through to the hallway. Turning staircase to the first floor with feature window at half landing height. Understairs storage cupboard. Cloakroom with modern suite comprising a low level WC, wash hand basin with mixer tap and tiled walls. Door from hallway into the sitting room which has a wall mounted feature gas fireplace, window to the rear aspect and sliding doors to the side aspect leading into the conservatory. Double doors opening through to the kitchen/dining room. Well equipped kitchen with modern range of bespoke floor and wall mounted cupboard and drawer units with downlighting and granite effect work surfaces. Inset stainless steel single drainer sink unit with mixer tap. Range of integral appliances include microwave, four ring gas hob, eye level grill and double oven, dishwasher, eye level fridge and a stylish concealed freezer. Dining area with ample room for dining table and chairs. Sliding doors through to the conservatory with windows to all sides and double doors opening out to the southerly facing garden with a paved terrace adjacent to the house.

First floor landing. Master bedroom suite with range of built-in wardrobes, windows to the side and rear aspect and en-suite shower room comprising of a large shower cubicle with mixer shower, low level WC with concealed cistern, wash hand basin with mixer tap and vanity storage cupboards under and mirror fronted wall mounted cupboards above, heated towel rail, fully tiled walls and floor, extractor fan. Bedroom two with airing cupboard, window to the rear aspect, en-suite shower room with shower cubicle with mixer shower, low level WC, wash hand basin with mixer tap, fully tiled walls, heated towel rail, window to the front aspect. Bedroom three with built-in wardrobe, hatch giving access to the loft hatch and window to the rear aspect overlooking the rear garden. Bedroom four with window to the front aspect. Family bathroom with modern suite comprising a P-shaped panelled bath unit with central mixer taps and curved glass shower screen, mixer shower with rainfall shower head and separate hand held attachment. Low level WC with

concealed cistern, wash hand basin with mixer tap and vanity storage under and wall mounted mirror fronted cupboards, heated towel rail, fully tiled walls, obscure window to the front aspect.

To the front of the property there is a large block paved driveway providing parking for several vehicles, leading up to the garage. Area of lawn and hedge border. Pedestrian gate leading through to the rear garden. The south facing rear garden is a good size and fenced to all boundaries. The garden is mainly laid to lawn with various mature trees and shrubs and there is a garden shed. There is an area of paved terrace adjacent to the property and the garden offers a good degree of privacy.

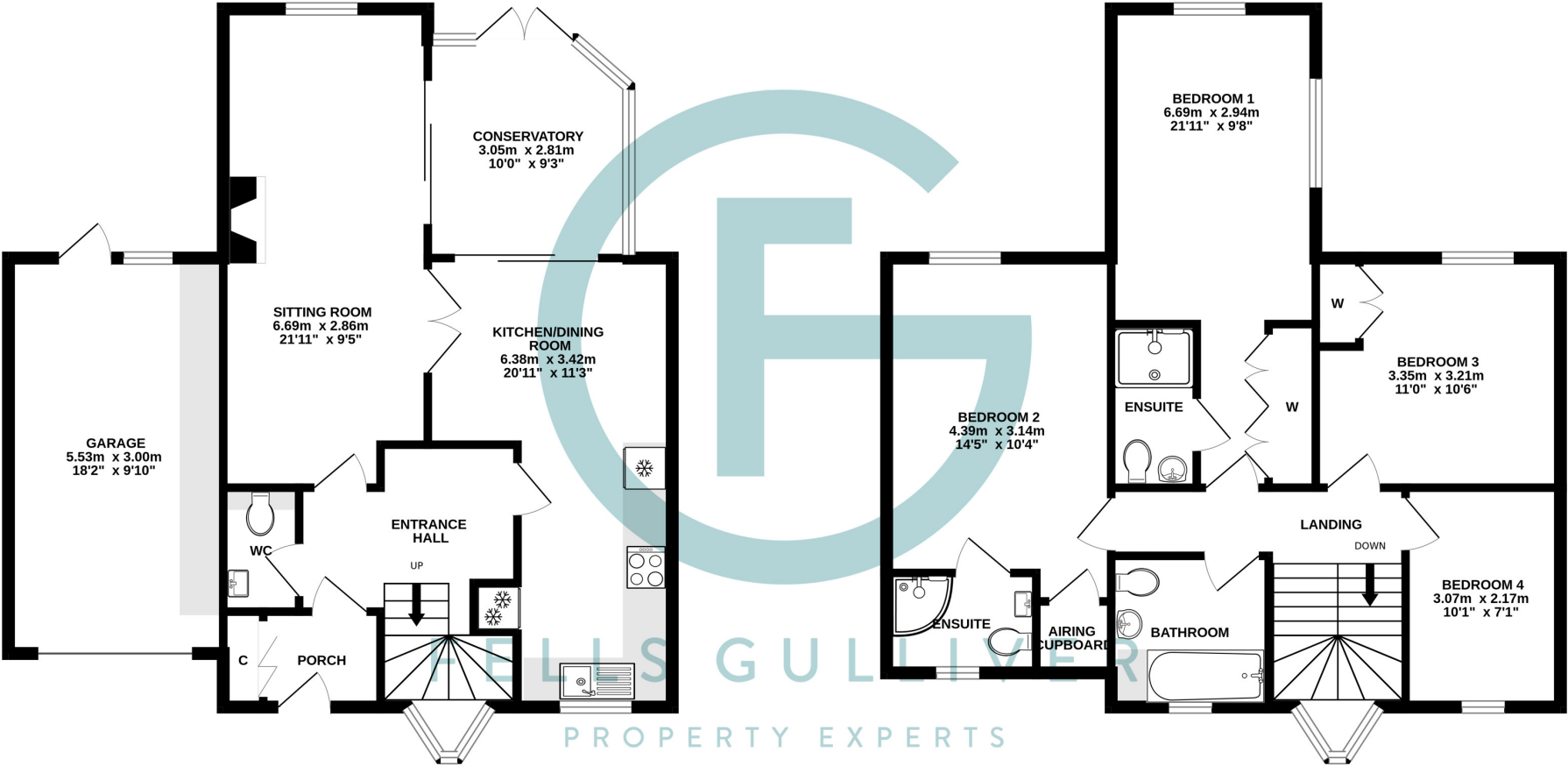
The garage has an up and over door, power, light and water supply. Worktop surface along the right hand wall with a storage cupboard. Space and plumbing for washing machine and tumble dryer. Window and pedestrian door to the rear aspect leading out to the garden.

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
74.2 sq.m. (799 sq.ft.) approx.

1ST FLOOR
68.1 sq.m. (733 sq.ft.) approx.



TOTAL FLOOR AREA : 142.3 sq.m. (1532 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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