



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

8 Trafalgar Place

Lymington • SO41 9BN



Est.1988

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Offered with no forward chain, this extended, well presented three bedroom townhouse offers spacious living accommodation, benefits from two garages and is located just a stone's throw from Lymington High Street.



3



2



£575,000

Key Features

- Large sitting room with bay window, feature fireplace, parquet wood flooring and bi-folding doors opening through to the dining room
- Dining room with double doors opening out onto the covered terrace
- Three first floor bedrooms
- Low maintenance walled courtyard garden
- Modern well equipped kitchen with built-in appliances
- Modern ground floor shower room
- Modern first floor family bathroom
- Two garages
- Offered for sale with no forward chain

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Description

Located just a stone's throw from Lymington High Street, this well presented and extended three bedroom end of terrace townhouse is a fine example of one of the larger design properties within this popular development. The property offers spacious living accommodation, benefits from two garages and is offered for sale with no forward chain.

Covered front door leading into the entrance hall, with door leading into the hallway. Stairs rising to the first floor with understairs storage cupboard. Shower room with modern suite comprising a fully tiled shower room with shower cubicle with mixer shower with rainfall shower head and separate hand-held shower attachment. Low level W.C., inset wash hand basin with vanity storage cupboards under, heated towel rail, obscure windows to the front aspect. Modern kitchen with comprehensive range of floor and wall mounted and drawer units with granite worktop and matching splashbacks. Inset stainless steel single bowl and drainer sink unit with mixer tap. Integral appliances include an electric oven with four ring ceramic hob, extractor hood, eye level microwave, under counter wine fridge, dishwasher, washing machine and tall fridge/freezer. Tiled floor and window to the front aspect. Door through to the large sitting room with feature open fireplace, hearth and mantle surround, bay window to the side aspect, box bay window to the rear aspect, wooden parquet flooring, bi-folding doors leading through into the dining room where the parquet flooring continues. There is a window to the rear aspect and patio doors to the side opening out to the covered terrace, which continue out to the rear garden.

First floor landing with storage cupboard and window to the side aspect with a partial view of the Estuary. Master bedroom with built-in wardrobe and two windows to the rear aspect affording beautiful views. Bedroom two has a built-in wardrobe and two windows to the front aspect overlooking the pretty communal gardens. Bedroom three has a built-in wardrobe and window to the rear aspect with lovely rooftop views. Modern family

bathroom with suite comprising a panelled bath unit with mixer tap, mixer shower attachment with rainfall shower head and separate hand-held shower attachment and glass shower screen, wall mounted wash hand basin with mixer tap, low level W.C. chrome heated towel rail, part tiled walls, window to the front aspect.

Outside to the front, there is a paved open plan courtyard area, leading up to the front door, with a small area of lawn and flower bed. There is a walled, paved patio area that runs adjacent down the length of the house. The enclosed private rear walled garden is paved for ease of maintenance where there is room for patio furniture and pots and plants and the covered terrace area. There is a pedestrian gate at the rear of the garden that leads back through to Gosport Street. There are also two garages located nearby.

Maintenance Charge: £700 per annum - for communal gardening and upkeep up communal grounds and parking area.

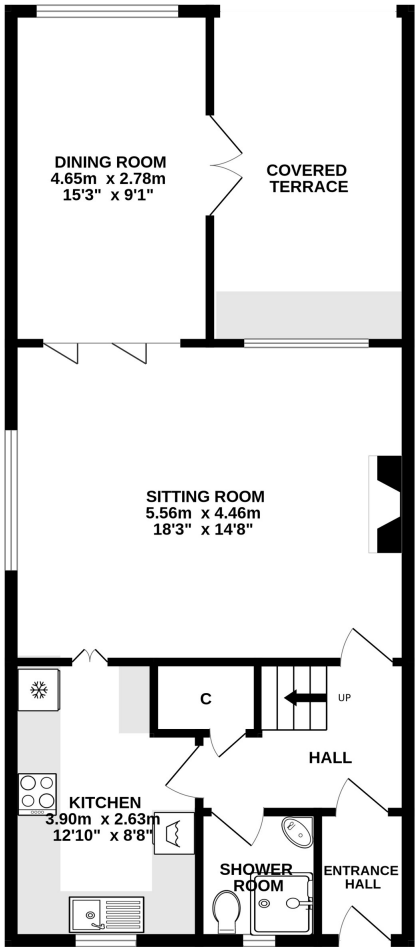
Leasehold: 900 year lease from 1969

Short Term Lets/Airbnb: Not permitted

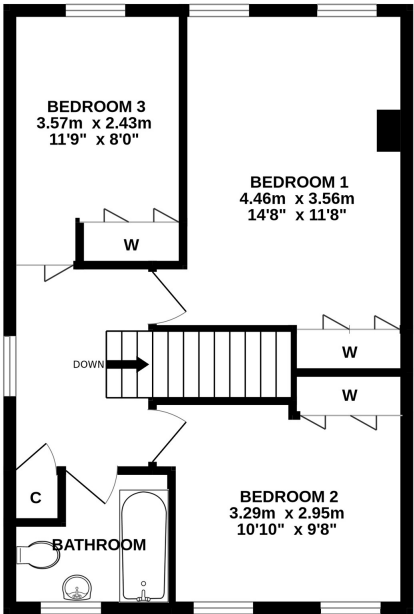
The beautiful Georgian market town of Lymington has many independent shops and the picturesque Quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To 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
71.7 sq.m. (772 sq.ft.) approx.



1ST FLOOR
46.3 sq.m. (498 sq.ft.) approx.



8 TRAFALGAR PLACE
TOTAL FLOOR AREA : 118.0 sq.m. (1270 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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