Southampton Road

Lymington, SO41 9GH

SPENCERS
NEW FOREST

21 Southampton Road

Lymington, SO41 9GH

£375,000

A Grade II listed, mid-terraced character home with three bedrooms, one spacious reception room and a lovely rear garden with private parking to the rear. Situated in the heart of the historic Georgian market town, famous for its deep water marinas and yachting facilities, as well as having the stunning coastal walks and New Forest National Park close by. EPR: N/A

Situation

The Georgian market town of Lymington offers cosmopolitan shopping and a picturesque harbour as well as two deep water marinas and outstanding sailing facilities. The town is surrounded by the natural beauty of the New Forest National Park. 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 a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

The Property

The front door opens directly in to the spacious living room with wooden floors, log burner and a sash window to the front. The kitchen has garden views with a range of fitted cupboards and worktops, gas cooker point, space for fridge freezer, cupboard housing the boiler, space for a washing machine and door to the rear garden.

The staircase leads to the first and second floor accommodation with a very pretty landing with window to the garden. The first floor accommodation comprises a large double bedroom with fitted cupboards and shelving and a modern family bathroom. The second floor has two further bedrooms both with attractive dormer windows, one with fitted wardrobes.

3 1 1

Outside

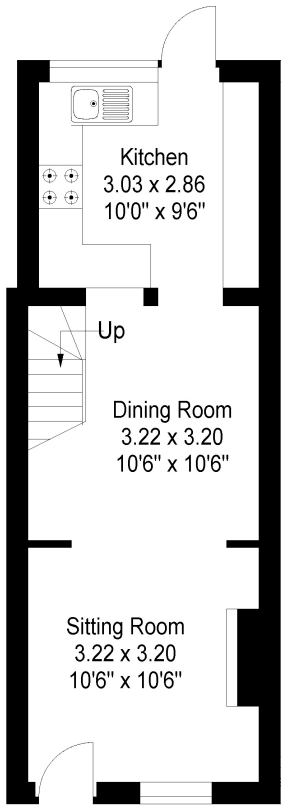
There is a small area for planting in front of the house and access via a ginnel leading to the rear garden. To the rear of the house is a stone patio directly accessed from the kitchen. Steps lead to the 80' gravelled garden. There are flower beds to both sides and various mature plantings and a wooden shed for garden storage. There is private parking immediately behind the garden accessed via Eastern Road and through 'The Old Maltings' courtyard.

Directions

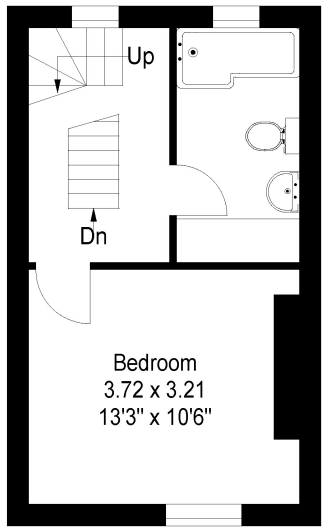
From our office turn right and proceed to the top of the High Street. Continue around the one-way system, bearing right and pass Waitrose on your left. The property can be found on the left hand side, after the set of pedestrian crossing traffic lights. Parking is located behind the house accessed via Eastern Road. By foot; proceed to the top of the High Street and bear right into Southampton Road. The property can be found on the opposite side of the street, where there is a row of brightly coloured terraced town houses.

Services

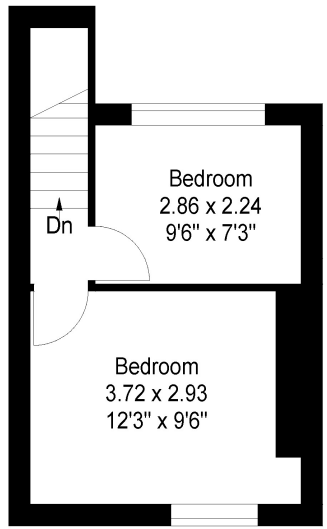
Energy Efficiency Rating: Not required as Grade II Listed.
Council Tax Band: C
All mains services are connected.



Ground Floor



First Floor



Second Floor

Approximate
Gross Internal Floor Area
Total: 76sq.m. or 818sq.ft.

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NOT TO SCALE

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 or efficient working order or fit for their 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 fitments, 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 for you.

For more information please contact us:
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