



3 STANLEY ROAD • LYMINGTON • SO41 3SJ

£1,150,000

Located in one of the most popular roads on the favoured south side of Lyminster High Street, this five bedroom semi-detached house with large garden has an abundance of parking and offers scope for modernisation. This charming property with period features has been in the same family for many years and is now offered for sale with the unique opportunity to also purchase the adjoining house.



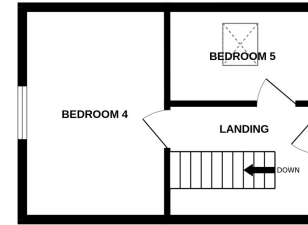
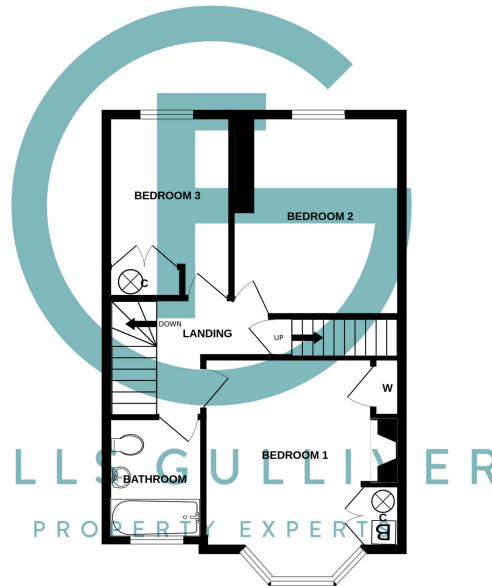
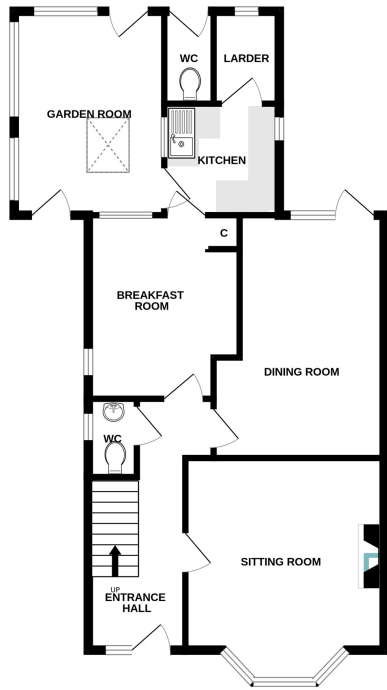
FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 139.0 sq.m. (1496 sq.ft.) approx.
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Property Specification



- Large sitting room with feature fireplace and bay window
- Dining room, breakfast room, and kitchen with larder
- Three first floor bedrooms and bathroom
- Two second floor bedrooms
- Large rear garden, driveway parking and double garage
- Located on the popular south side of Lymington High Street within easy reach of local amenities
- Charming property with period features and has been in the same family for many years and now offered for sale with the unique opportunity to also purchase the adjoining house

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

This five bedroom semi-detached house with driveway parking and large garden offers scope for modernisation and updating and is located in one of Lymington's most sought after roads, south of the High Street.

Front door leading into the entrance hall with stairs rising to the first floor with under stairs storage cupboard. Spacious sitting room with feature fireplace and bay window to the front aspect. Dining room with window to the rear aspect and pedestrian door leading out to the rear garden. Breakfast room with storage cupboard, window to the side aspect and door into the dated kitchen which could be reconfigured. Access to the larder with window to the rear aspect. Door from kitchen into the garden room with windows to the side and rear aspect affording views down the rear garden and external pedestrian doors to the front and rear aspect. Cloakroom accessed from outside.

First floor landing with stairs rising to the second floor. Master bedroom with feature fireplace with built-in wardrobes with sliding doors and a bay window to front aspect. Bedroom two with bay window to the rear aspect. Bedroom three with built-in wardrobe with sliding door and window to the rear aspect. Bathroom which requires updating, comprising a bath unit with taps, wash hand basin with taps, w.c. and window to the front aspect.

Second floor landing has a connecting door with the adjoining house

The loft space on the second floor has been converted into two further bedrooms or a useful home office space.

The property is positioned behind a low brick wall with a pretty lawned front garden with driveway, double garage, large storage shed and large rear garden.

The property is within an easy short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a 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.





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