Anchorage Way

Lymington, SO41 8JL

SPENCERS
NEW FOREST

3 Bucklers Mews Anchorage Way

Lymington, SO41 8JL

£325,000

An extremely well-presented two double bedroom, two bathroom over 55s retirement mid-terraced house in a purpose built mews development with beautiful garden to the rear, allocated parking and a well-planned spacious living arrangement. Conveniently located just behind the top of the High Street in a quiet location, within 2 minutes' walk of Waitrose. EPR: C

Situation

Situated at the top and to the south side of the High Street within an easy walk of all amenities, the property is tucked away in a lovely quiet location with parking. Lymington is situated on the southern edge of the New Forest and is recognised worldwide as a sailing resort. It is a picturesque market town with an excellent range of boutiques shops and restaurants, a weekly market, and a selection of cafes and pubs. The Lymington Railway Station is a branch line to Brockenhurst mainline station, where there is a mainline to London Waterloo (approximately 90 minutes).

The Property

On entering the property, there is a porch leading to the entrance hall where stairs lead to the first floor. There is a useful ground floor shower room. The kitchen overlooks the front of the property and is equipped with ample storage provision, fridge/freezer, built-in fan oven and separate gas hob. The living/dining room is a generous size with window and a patio door out to the pretty rear garden. There is an electric log burner and useful understairs storage cupboard.

Upstairs there are two double bedrooms and a separate family bathroom. The master bedroom overlooks the front of the property and benefits from two large storage cupboards. The second bedroom overlooks the rear and is a comfortable double. The family bathroom consists of wash hand basin, wc and bath with shower attachment.

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Outside

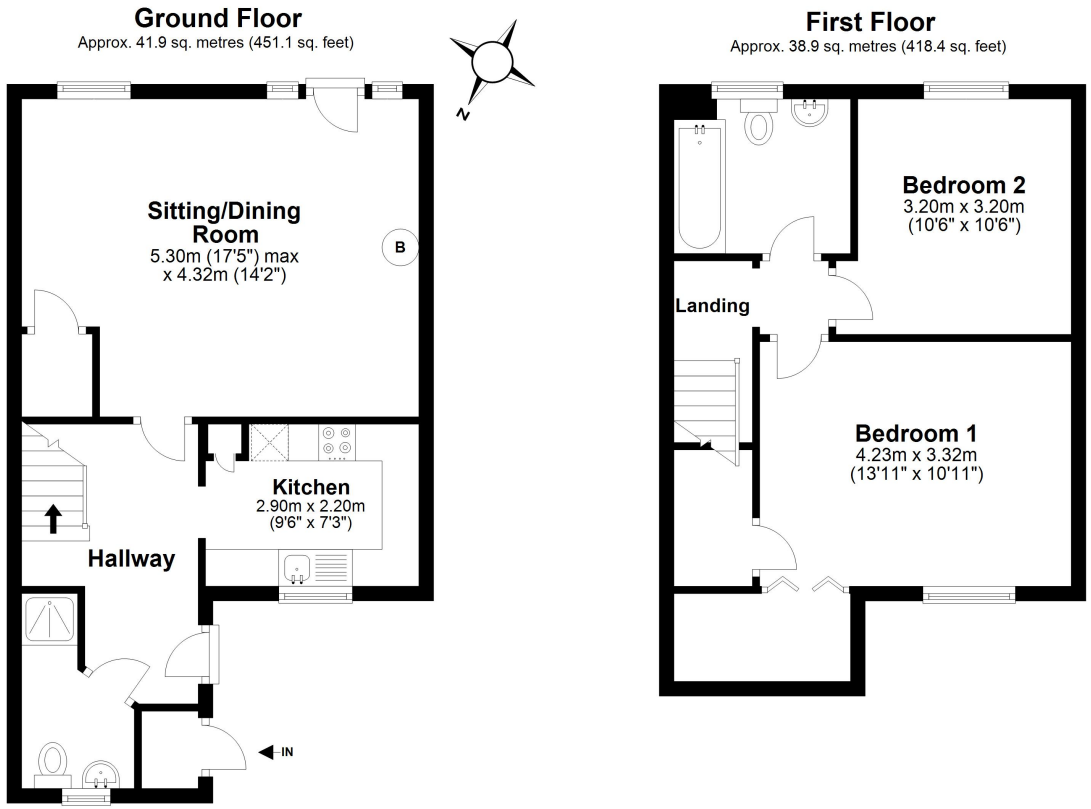
The property is approached from the top of the High Street onto a private road which leads into this delightful mews development with a paved parking area to the front of the property where there is an allocated parking space. To the rear is a private and enclosed patio overlooking the pleasant communal gardens with a gate leading to a large lawned area which offers a tranquil and private setting.

Directions

From our office in Lymington proceed up to the top of the High Street to the beginning of the one way system. Turn first left into Anchorage Way and proceed to the end, turning right and passing through an archway leading to the parking area to the front of the property, which is located on the left side.

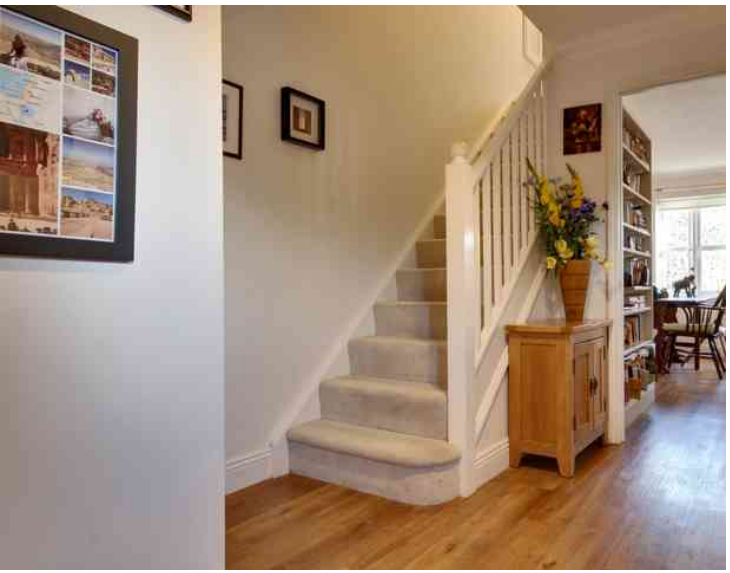
Services

Energy Efficiency Rating: Current 73 Potential 86
Council Tax Band: E
All mains services are connected.
TENURE: Leasehold for a term of 125 years from 1993.
Ground Rent: £94 per annum, Service Charge: £1,336 per annum



Total area: approx. 80.8 sq. metres (869.5 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest Plan produced using PlanUp.



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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