



9 Cedar Drive *Everton, Lymington, SO41 0ZB*

SPENCERS
COASTAL





The Property

A two double bedroom semi detached chalet style bungalow located in a quiet cul de sac in the village of Everton. Spacious accommodation over two floors with two bathrooms, private front garden, secure driveway, garage and separate home office. The property also benefits from a Nacoss gold alarm system with remote access. Energy Performance Rating: C

Inner porchway ideal for boots and umbrellas opens in to an inner hallway with large coats & storage cupboard. The lounge has a very pleasant front aspect over looking the garden with stairs rising to the first floor and ample space for sitting room furniture. The kitchen is off here with rear views, a range of fitted units and work surfaces, space for fridge freezer, plumbing for washing machine, space for cooker with fitted angled extractor and a door through to the East facing conservatory with French doors to the garden. There are two bedrooms, one on each floor. The ground floor bedroom has rear garden views and built in cupboards. Bedroom two occupies the entire top floor and offers good ceiling height and lovely far reaching roof top views. There is an ensuite bathroom to this room with full length bath, wc and wash hand basin. The family bathroom is on the ground floor with bath and shower over.

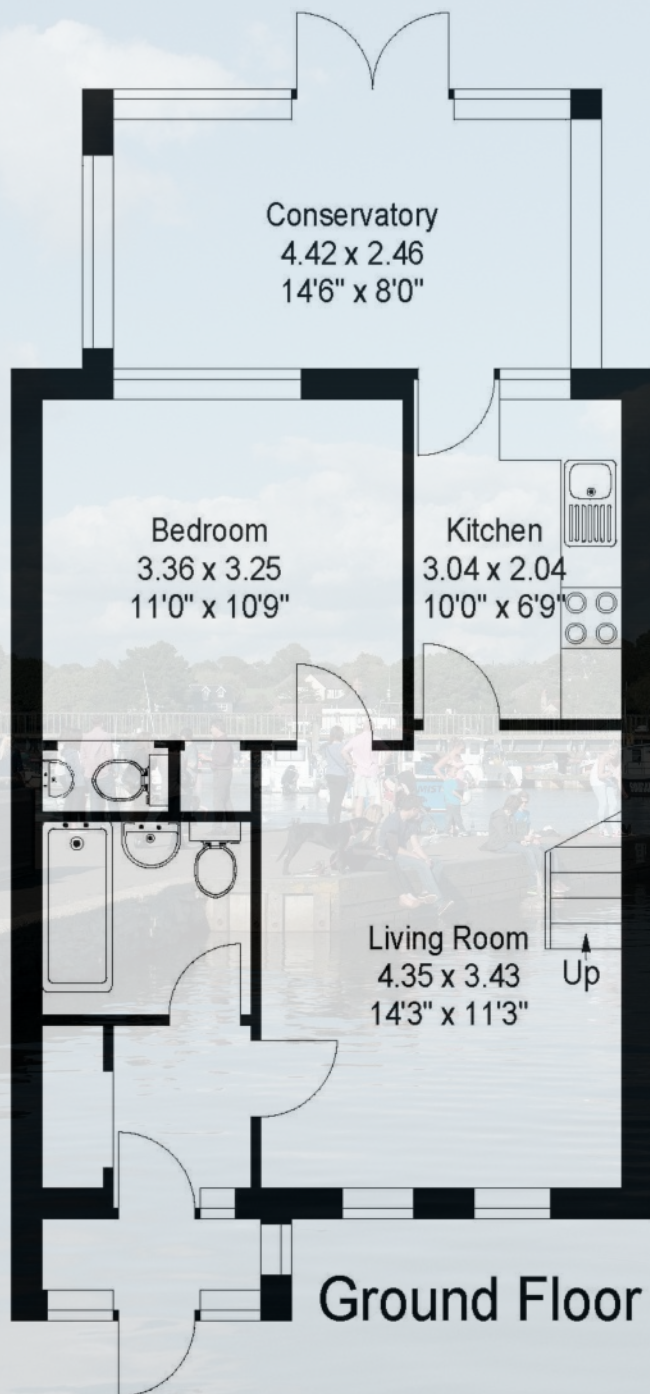
The Situation

Everton is a vibrant village with an excellent general store, The Crown public house and recreation facilities. The highly regarded primary school in Milford on Sea is within a short drive and the village centre of Milford is approximately 2 miles away, with an attractive village green surrounded by a good range of shops and restaurants and safe swimming beaches. The Georgian market town of Lymington is approximately 3 miles to the East with its river, marinas and yacht clubs. The New Forest National Park is a few miles to the North offering extensive walking and riding in picturesque scenery.

£425,000



FLOORPLAN



Approximate
Gross Internal Floor Area
Total: 88sq.m. or 947sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



First Floor



Grounds & Gardens

Lawned front garden with hedging providing a high degree of privacy. Side access leads through to the secure rear garden with small patio and lawn, a driveway for two cars with wooden double gates, an insulated and lockable home office and a larger than average garage.

Services

Energy Performance Rating: C Current: 74 Potential: 89

Council Tax Band: C

All mains services connected

Points Of Interest

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| Royal Lymington Yacht Club | 3.4 miles |
| Lymington Quay | 3.4 miles |
| Waitrose Lymington | 2.6 miles |
| Walhampton (Private School) | 4.1 miles |
| Priestlands Secondary School | 2.3 miles |
| Lymington Hospital | 4.0 miles |
| Brockenhurst Train Station | 7.2 miles |
| Brockenhurst Tertiary College | 7.4 miles |
| The Pig | 8.0 miles |

Important Information

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 efficient working order or fit for 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 fittings, 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 to you.



For more information or to arrange a viewing please contact us:

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