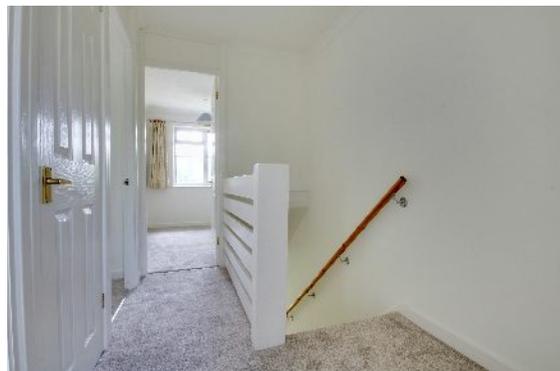




**3 Leigh Park** *Lymington, SO41 9JZ*

**SPENCERS**  
COASTAL





## The Property

A modern three bedroom terraced home located in a quiet cul de sac minutes from Waitrose and the top of the high street. The family house offers no forward chain.

A welcoming, light and spacious entrance hall with coat hanging space and a door to all main accommodation. There is a useful cloakroom with wash basin and wc. The living room is of notable size with an attractive bay window to the leafy front aspect. The kitchen/diner is open plan with an archway through to the living room. The kitchen offers a range of shaker style fitted cupboards with space and plumbing for washing machine and oven. There is an integrated fridge/freezer and an area for a dining table adjacent to the conservatory. Doors lead to the low maintenance and private paved garden.

Stairs from the entrance hall lead to the first floor landing with an airing cupboard and loft access. The light and airy main bedroom over looks the front garden with fitted wardrobes. Bedroom two is also a double with more fitted wardrobes and there is a further single bedroom. The family bathroom comprises bath with shower over, wash basin, WC.

## The Situation

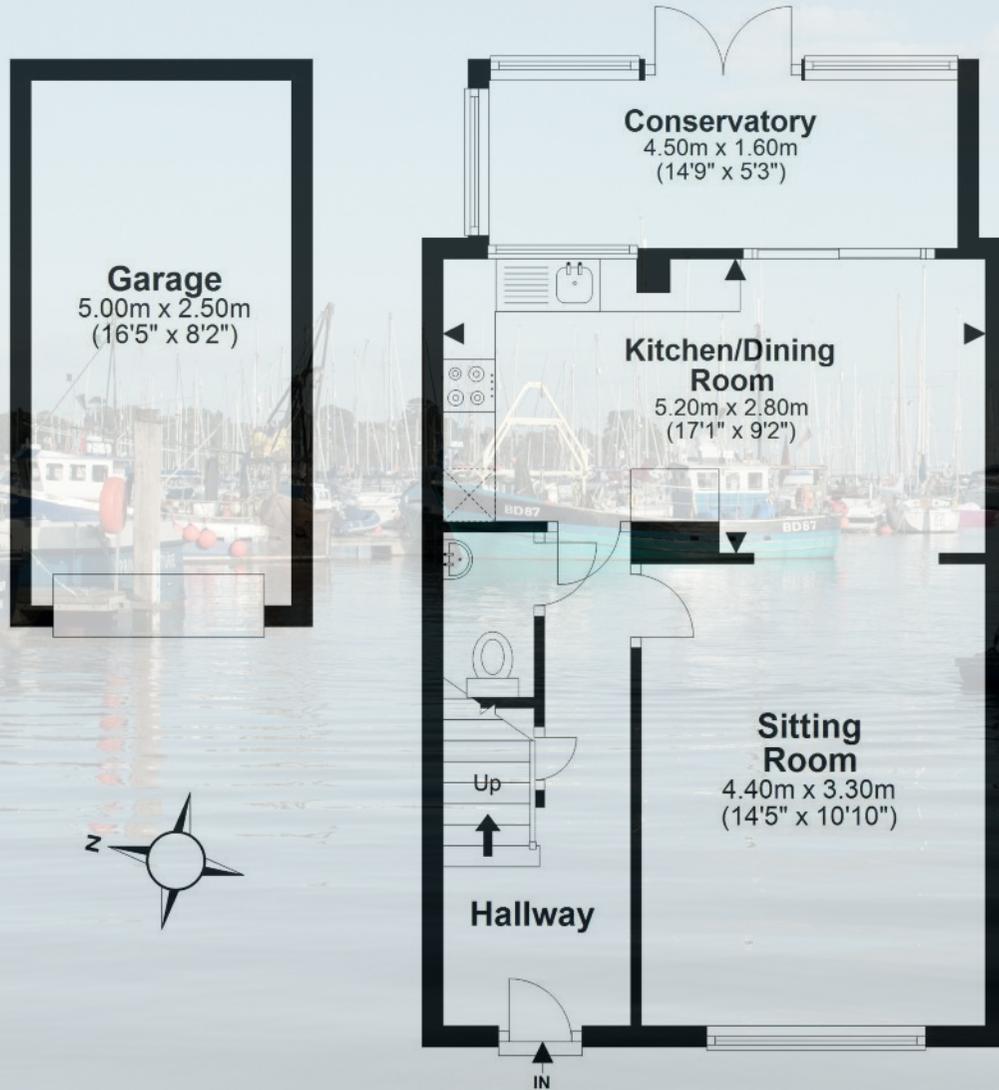
Leigh Park, located just off Highfield Avenue, is a most sought after and quiet cul-de-sac providing easy access to the top of the bustling Lymington High Street and a Waitrose store only a few hundred metres from the property. The Georgian market town of Lymington offers cosmopolitan shopping, a picturesque harbour, deep water marinas, sailing clubs and is surrounded by the outstanding 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. Lymington has a branch line train link to Brockenhurst Railway Station, which provides a regular service to London Waterloo with a journey time of approximately 90 minutes.

**£395,000**



FLOOR PLAN

Ground Floor



Approx Gross Internal Areas

House: 77.7 sqm / 836.5 sqft  
Conservatory: 7.7 sqm / 82.5 sqft  
Garage (in separate block): 12.5 sqm / 134.7 sqft

**Total Approx Gross Area: 97.9 sqm / 1053.7 sqft**

First Floor

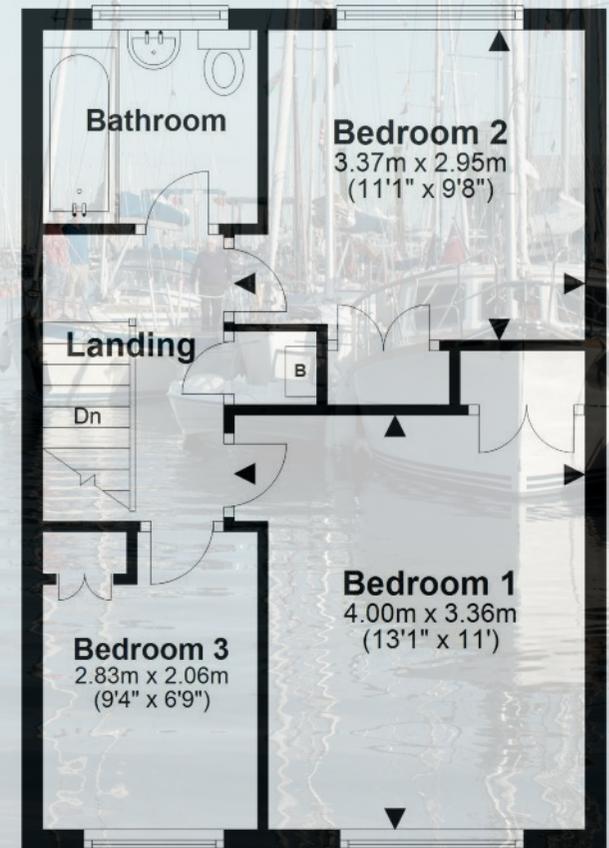


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.



## Grounds & Gardens

The rear garden has been designed to create a tranquil and peaceful private outdoor space. There is a patio accessed from the conservatory, fenced boundary, and a gate leading out to the single garage and parking area.

## Services

Tenure: Freehold

All main services connected.

Council Tax Band: D

Energy Performance Rating: C Current:72 Potential: 87

## Directions

From our office in the High Street turn right and proceed to the top of the town bearing left at the one way system. After the first set of traffic lights take the first right by the island bollard into Highfield. Continue round to the right and then to the left, turning left into Highfield Avenue. Leigh Park is then the first turning on the right and the property can be found approximately 100 yards along on the right hand side.

## 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



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

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