



Penang Cottage

6 Belmore Lane, Lymington, SO41 3NJ

SPENCERS
COASTAL





Set in a sought after location on Belmore Lane and within walking distance from the amenities of the town, a three bedroom detached family home with small garden, garage and parking space for two cars. The property was built and completed by well known local builders Dunford's in late 2016 and benefits from the remaining period of a 10 year NHBC guarantee.

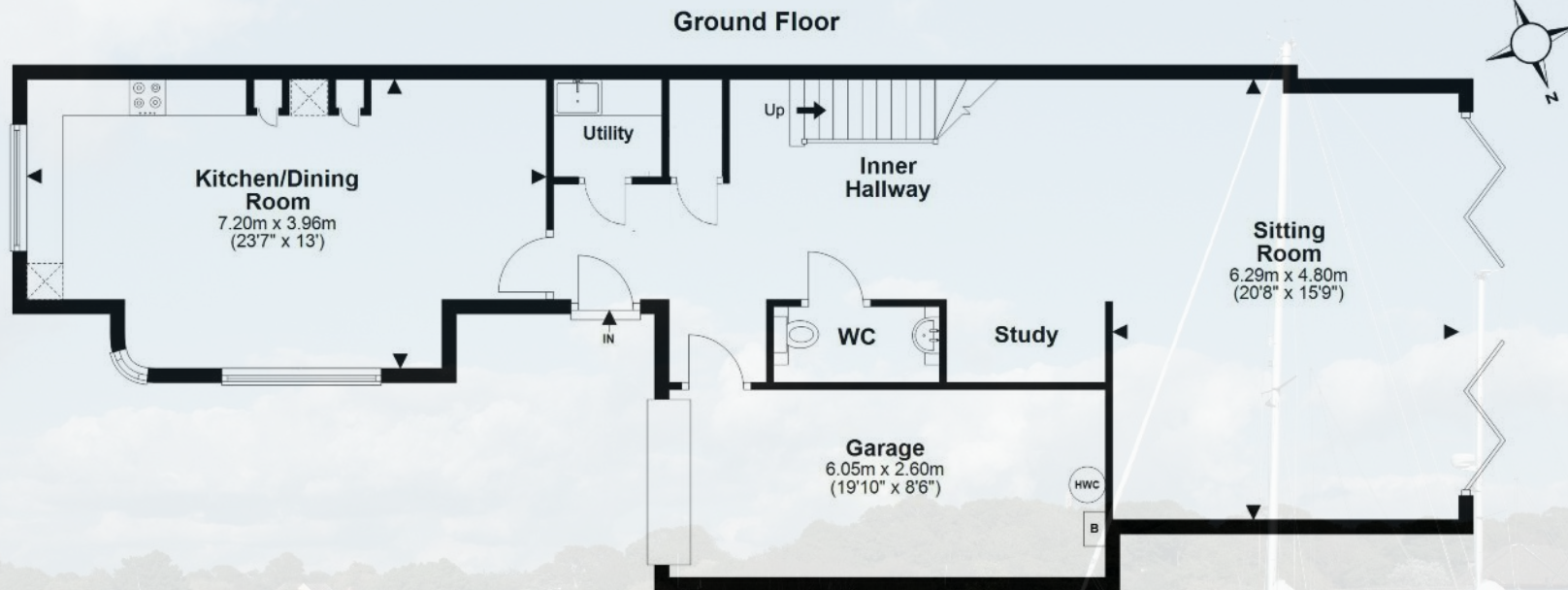
The Property

Entrance door leads into an open plan space with study area, door to cloakroom and leads through to the spacious living room with bi-fold doors leading out to the rear garden. To the left of the entrance is the light and airy kitchen/dining room with curved feature window and further window providing a sitting space if required. There is a utility room adjacent to the kitchen/dining room. The ground floor benefits from underfloor heating.

£850,000

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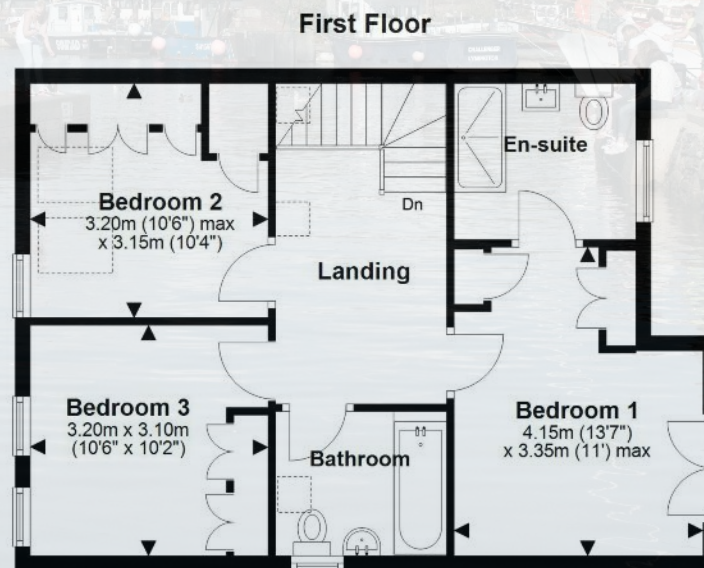
FLOOR PLAN



Approx Gross Internal Areas

House: 140.8 sqm / 1515.9 sqft
Garage: 16.7 sqm / 180.2 sqft

Total Approx Gross Area:
157.5 sqm / 1696.1 sqft





The property benefits from close proximity to the town centre and the stunning gardens and sporting facilities including tennis courts at Woodside Park. The deep water marinas, yacht haven and restaurants are also within easy reach.

The Property Continued...

The stairs lead up from the open plan living/study area to the first floor where there is a master bedroom with en-suite shower and Juliette balcony. There are two further bedrooms along with a family bathroom. Skylights provide extra daylight to the bathroom, landing and bedroom 3.



Directions

From our office in the high street, turn right and continue towards the church past Marks and Spencers . At the one way system, turn left into Belmore Lane and the property can be found 25 yards on the right.



Grounds & Gardens

There is an integral garage with two parking spaces to the front and side access to the rear landscaped patio garden. The rear garden is paved with raised borders at the boundary containing mature planting. Above the bi fold doors is a large electrically operated awning which can be extended or retracted providing variable shade in the garden.



The Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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 also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.



Services

Tenure: Freehold

Council Tax - F

EPC - B Current: 83 Potential: 91

Property Construction: Brick faced elevations and slate roof

Utilities: Mains gas/electric/water/ drainage

Heating: Gas central heating & underfloor heating on the ground floor

Broadband: Ultrafast speeds of up to 1000 mbps is available at this property

Conservation Area: Lymington

Parking: Private driveway, garage

Important Information

Spencers of Lymington 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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