



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

1a East Hill

Lymington • SO41 9DE



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Offered for sale with no forward chain, this charming two double bedroom, two bathroom semi-detached house with garage offers well proportioned accommodation. Benefits include an en-suite shower room, a low maintenance south facing garden and is within walking distance of Lymington High Street.



2



2



£399,950

Key Features

- Cloakroom
- Living/dining room with patio doors opening out to the garden
- Master bedroom with en-suite shower room
- Family bathroom
- New boiler installed in 2020 and 10 solar panels installed in 2013
- Kitchen with built-in appliances
- Garage
- Second double bedroom
- Low maintenance south facing rear garden
- EPC Rating: B

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Description

This two bedroom, two bathroom modern semi-detached house has the benefit of a garage, low maintenance south facing garden, en-suite shower room and is offered for sale with no forward chain. The property is located within easy walking distance of Lymington High Street, train station and local amenities.

Front door leading into the entrance hall with stairs rising to the first floor. Cloakroom with WC, wash hand basin, radiator and obscure window to the front aspect. The well appointed kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with inset single bowl and drainer sink unit with mixer tap over. Integrated dishwasher, washing machine, tall fridge freezer, four ring gas hob with extractor hood over and electric oven under. Tiled floor, inset ceiling spotlights, folding door opening through to the living room. Door from entrance hall into the living room, with access to the understairs storage cupboard, feature fireplace, window and patio doors to the rear, opening out to the garden.

First floor landing. Master bedroom with built-in wardrobe, window to the rear aspect and en-suite shower room which comprises of a shower cubicle, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, tiled floor, obscure window to the rear aspect. Double bedroom two with built-in wardrobe and airing cupboard housing the gas fired central heating boiler and shelving for linen storage. Family bathroom with suite comprising a panelled bath unit with mixer tap, pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls, tiled floor, inset ceiling spotlights.

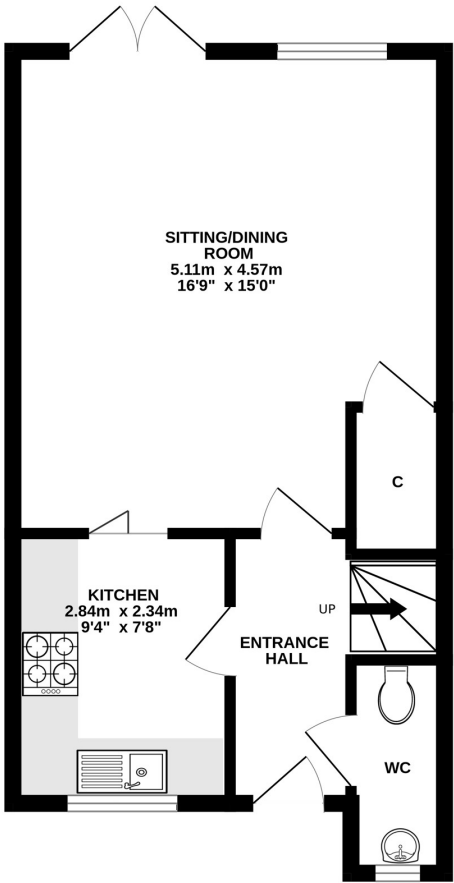
Outside to the front of the house there is a small area of plants/shrubs and shrubs to the right hand boundary. The rear garden is fenced to all sides and is paved for ease of maintenance and enjoys a sunny southerly aspect with a lean-to shed/store to the side of the house. There is a pedestrian gate leading through to the parking area and access to the garage which has an up and over door. There is a also a communal bike store for residents to use.

Maintenance Charge: £62.91 per month (£754.92 per annum) for the upkeep of the communal areas in the Keel Gardens development which this property is part of.

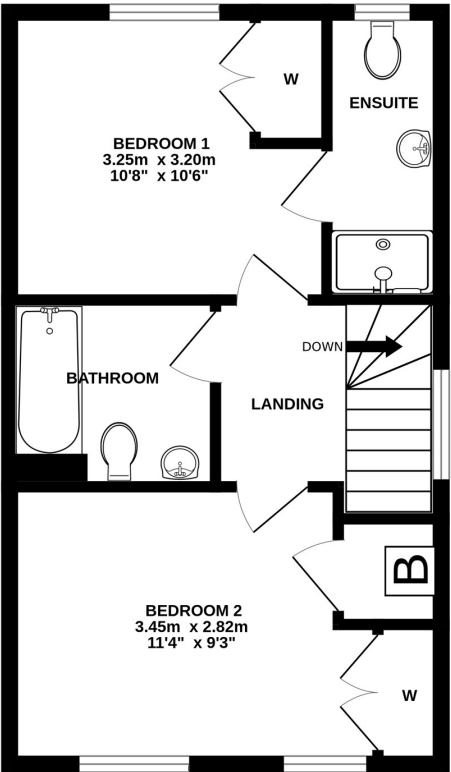
The property is just a five minute walk to the Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous highly regarded 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.

Floor Plan

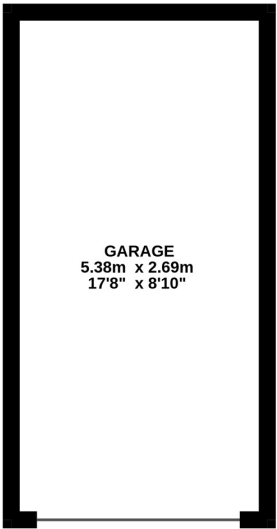
GROUND FLOOR



1ST FLOOR



GARAGE
14.6 sq.m. (157 sq.ft.) approx.



TOTAL FLOOR AREA : 91.0 sq.m. (980 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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