



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

19 Broad Lane

Lymington • SO41 3QN



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A fantastic opportunity to purchase a three bedroom detached bungalow set on a good plot in a highly sought after Lymington location. Offering huge scope for refurbishment, renovation, or further development, this property is ideal for buyers looking to add value or create their dream home. Offered for sale with no forward chain.



3



1



£650,000

Key Features

- Excellent refurbishment/renovation potential
- Beautiful garden
- Ample Parking
- Located on the popular south side of Lymington High Street within easy reach of the marinas, sailing clubs and the sea wall which enjoys views to the Isle of Wight
- EPC Rating: D
- Generous sized plot with potential to extend(subject to planning permission)
- No forward chain
- Conservatory with views of the rear garden
- Located within easy reach of Lymington Town train station, providing access to Brockenhurst and gateway to the national network

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Description

Offered with no forward chain, this well proportioned three bedroom bungalow presents an excellent opportunity for refurbishment or renovation. Ideally located south of Lymington High Street, the property enjoys a highly desirable setting close to local shops, marinas, and transport links including the bus and train.

An enclosed front porch opens into the entrance hall, leading to a spacious open plan sitting and dining room. Two front aspect windows flood the space with natural light. The dining area includes a corner cupboard and a serving hatch from the kitchen. The kitchen features a side aspect window and a door to the workshop/store, and is fitted with integrated appliances including a four ring ceramic hob, oven, one bowl inset sink with mixer tap, with space for a fridge freezer, microwave, and washing machine. Gas fired central heating boiler.

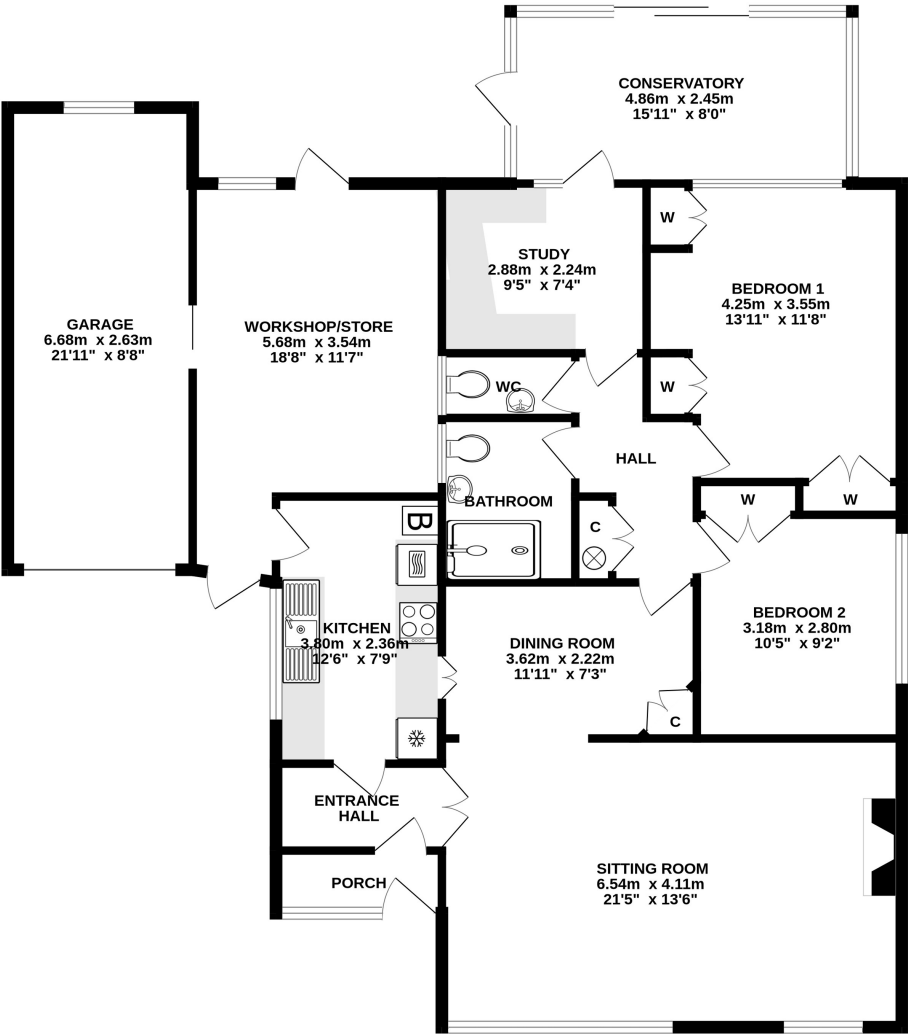
The hallway provides an airing cupboard, heated by the hot water cylinder. Cloakroom with WC and hand wash basin. The family shower room, with a side-aspect window, includes a stand alone shower, WC and hand wash basin. A study with built in shelves leads through to the conservatory, which offers beautiful views over the rear garden.

The primary bedroom enjoys a rear aspect view of the garden and fitted wardrobes, while the second bedroom has a side aspect window and fitted wardrobes. With generous front and rear garden, this property has significant potential to modernise and enhance, this bungalow provides an ideal canvas for buyers looking to create a bespoke home in one of Lymington's most sought after locations.

The property is within an easy short walk of Lymington High Street and in close proximity of the sailing clubs, marinas and the sea wall footpath with views over to the Isle of Wight. The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a 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

19 BROAD LANE
138.2 sq.m. (1488 sq.ft.) approx.



TOTAL FLOOR AREA : 138.2 sq.m. (1488 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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