



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 49 Spartina Drive

Lymington • Hampshire • SO41 9FE







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Well presented throughout, this spacious three double bedroom property features a newly installed kitchen and bathroom, two allocated parking spaces, an electric car charging point, and is conveniently located within easy reach of Lymington High Street.



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£350,000

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## Key Features

- Newly installed open plan kitchen
- Electric charging point at the front of the property
- Private driveway with parking for two cars
- Ground floor cloakroom
- EPC Rating: C
- Recently fitted modern bathroom suite
- Three double bedroom property
- Good size private garden with storage shed and rear access gate
- Within easy reach of Lymington High Street







# Description

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Well presented three double bedroom terraced home, benefiting from a private driveway providing parking for two vehicles, an electric car charging point, and situated within easy reach of Lymington High Street shops and amenities.

The front door opens into an entrance hall with stairs rising to the first floor. A cloakroom is located off the hall and features a front aspect window, WC, and hand-wash basin. To the left of the entrance hall is a bar/playroom with a front aspect window and a useful storage cupboard. This room could also be used as a dining room. To the right is the newly refurbished kitchen, which is visually connected to the bar/playroom, creating a partially open layout and excellent social space. The kitchen features a front aspect window and is fitted with a range of floor and wall-mounted units, a one-bowl inset sink, and space and plumbing for a range-style cooker, washing machine, dishwasher, and tall fridge/freezer. Straight ahead is the spacious sitting room, featuring a rear aspect window, an additional storage cupboard, and a door opening directly onto the rear garden.

On the first floor, the principal bedroom and bedroom two both enjoy rear aspect windows overlooking the garden, while bedroom three benefits from a front aspect window. The newly fitted family bathroom is modern in style and serves all bedrooms, featuring a walk-in shower area, a freestanding rolltop bath, WC, and hand-wash basin, complemented by floor-to-ceiling tiling.

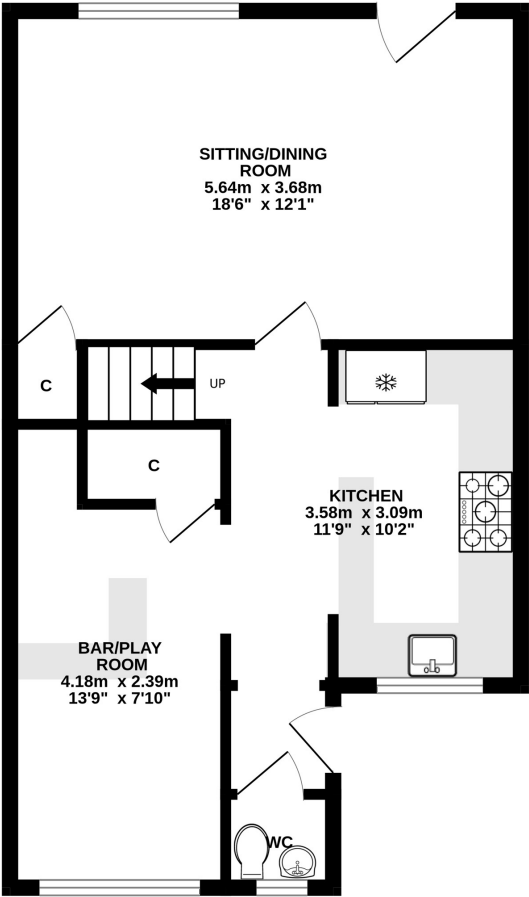
To the front of the property is a private driveway providing parking for two vehicles, along with an electric car charging point and an outside water tap. The rear garden is fully enclosed by timber fencing and features a decked seating area, a paved pathway around the perimeter, and the remainder laid to lawn. There is also a rear access pedestrian gate in the top right-hand corner for garden waste and bikes etc.

Spartina Drive is situated within a popular development in Lymington, conveniently located close to Lymington Hospital, Buckland Rings Nature Reserve, Lymington railway station, the town centre, and a wide selection of local pubs and restaurants. Lymington is a charming Georgian market town renowned for its independent boutiques, picturesque cobbled streets leading down to the quay, deep-water marinas, and prestigious sailing clubs. The town also boasts an excellent range of restaurants and shops. The area is surrounded by outstanding natural beauty, including the New Forest National Park, the Keyhaven salt marshes, and the beaches of Milford on Sea. To the north lie the popular New Forest villages of Brockenhurst and Lyndhurst, along with Junction 1 of the M27, providing access to the M3 and onward travel to London. Lymington benefits from a branch line railway service to Brockenhurst station (approximately 5.5 miles), offering a half-hourly mainline service to London Waterloo with an approximate journey time of 90 minutes. An attractive three double bedroom terraced home, benefiting from a private driveway providing parking for two vehicles, and situated within easy walking distance of Lymington High Street.

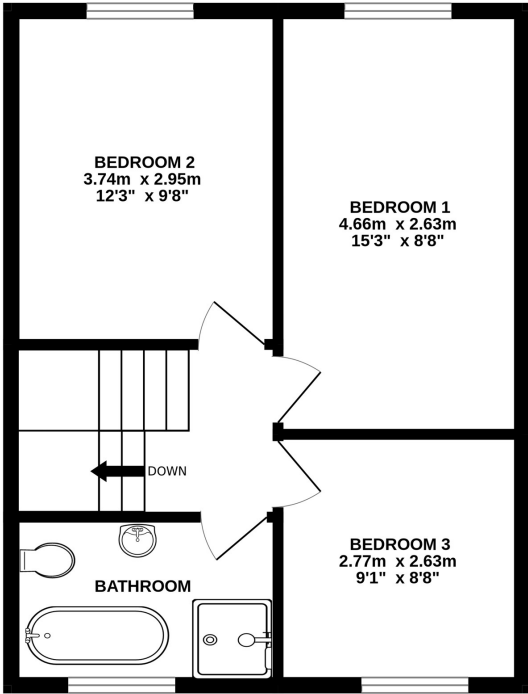


# Floor Plan

GROUND FLOOR  
50.0 sq.m. (538 sq.ft.) approx.



1ST FLOOR  
42.0 sq.m. (452 sq.ft.) approx.



49 SPARTINA DRIVE

TOTAL FLOOR AREA : 91.9 sq.m. (990 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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