



1 Haven Point

Waterloo Road, Lymington, SO41 9AU

SPENCERS
COASTAL





A modern town centre property over three floors with outstanding mast top views and striking internal architecture.

The Property

This contemporary townhouse has well designed accommodation arranged over three levels which provides the property with a flexible arrangement of rooms. On entering the property there is a welcoming reception hallway with door to a large double bedroom with en-suite bathroom. The hallway continues through to the original utility room which has been converted to a fourth double bedroom with en-suite shower room. This room has its own entrance which opens onto the rear parking area. The ground floor therefore offers flexible accommodation as can remain as two beds and two en-suites or can be returned to its original lay out with one bedroom at the front and a spacious utility with storage and separate entrance to the rear.

The first floor has a generous master bedroom suite with rear view and a comprehensive range of fitted wardrobes and an en-suite bathroom. There is a further double bedroom to the front of the building with a south facing aspect, feature bay window and an en-suite bathroom.

£750,000

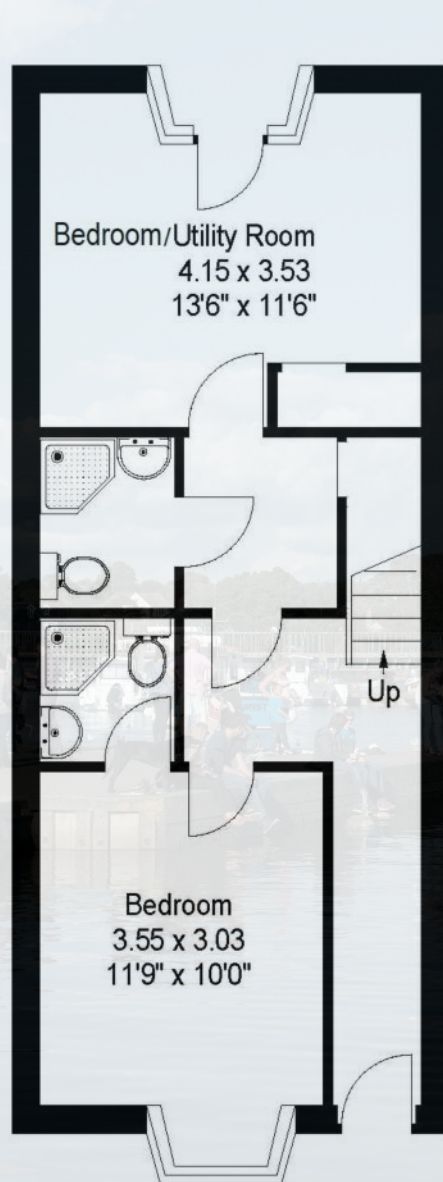




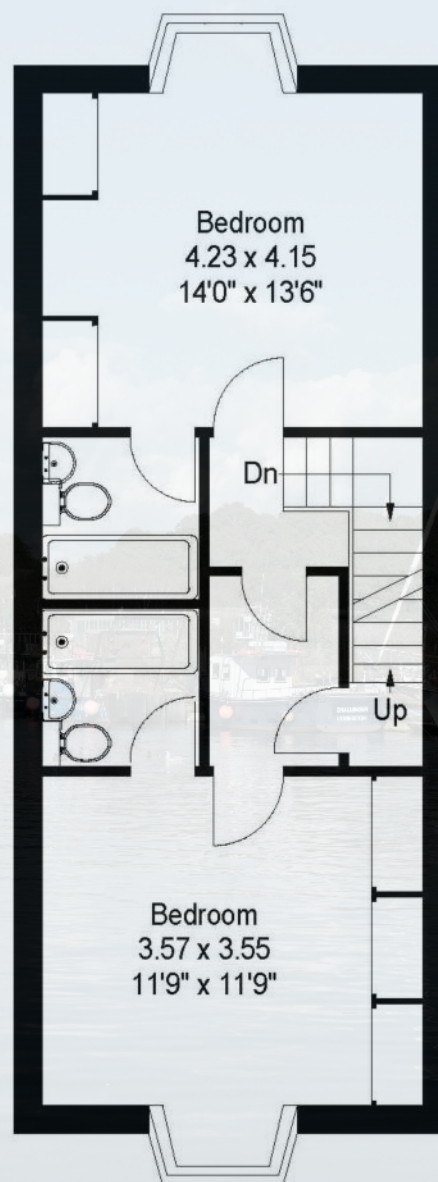
Approximate
Gross Internal Floor Area
Total: 129sq.m. or 1388sq.ft.

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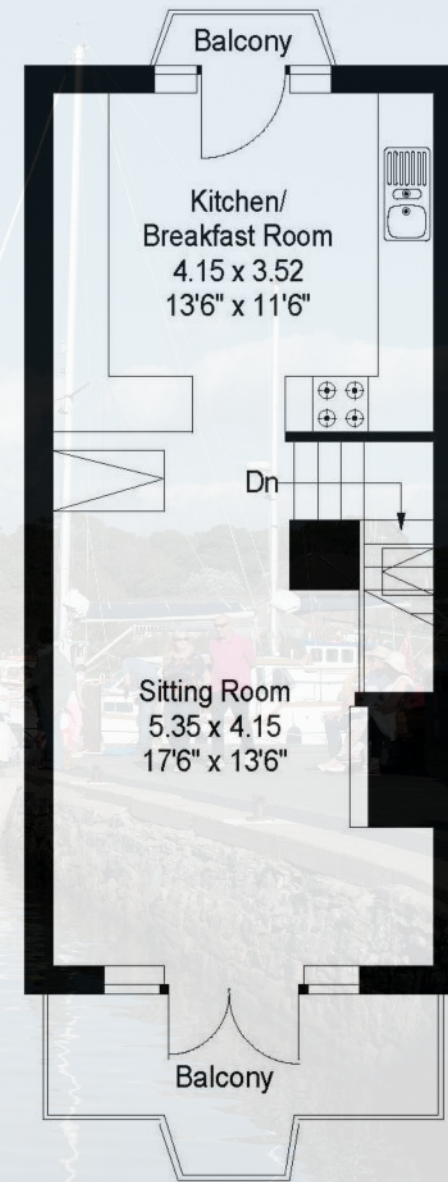
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NOT TO SCALE



Ground Floor



First Floor



Second Floor



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Situated in the heart of Lymington moment's from the station, marinas and amenities of the High Street.

The Property continued . . .

The focus of the design and placement of the living space has been concentrated on the top floor to make full use of the commanding views over the river and surrounding boat yards. The views from this floor provide a real sense of Lymington life with mast tops, boats and Georgian property all in sight. The living area has a double height vaulted ceiling with exposed timbers reminiscent of a sail loft and has double doors opening to a covered terrace with impressive views. The room is open to the dining area with feature gas fireplace. The kitchen is at the far end of the top floor with a range of fitted cupboards and work tops, space for fridge freezer, fitted oven, hob and extractor, space for dining room table and a picturesque Juliette balcony.

Situation

The property is situated in the beautiful Georgian market town of Lymington and is a moment's walk from the High Street, Station, Town Quay and Marinas. Lymington 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 giving access to London. There is a branch line link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access (half hourly) to London Waterloo in 90 minutes.

Current Ground Floor Bedroom



Grounds & Gardens

The property can be accessed from Station Street or by the private entrance to the rear from Waterloo Road. There is a private courtyard with a designated car parking space and further overspill parking for the residents and visitors, together with a secure bicycle store. The low maintenance of this property is echoed in the outside areas as there is a covered terrace and balcony to the top floor providing an alfresco life style.

Directions

From our offices in the High Street, proceed down the High Street, turning left at the bottom into Gosport Street, take the first turning on the right into Waterloo Road and Haven Point will be found at the end of the road on the left hand side.



CGI Utility Room Example

Property Video

Point your camera at the QR code below to view our professionally produced video.





Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Energy Performance Rating: C Current: 73 Potential: 84
Council Tax Band: F
All mains services are connected

Points of interest

Waitrose Lymington	0.8 miles
Lymington Quay	0.4 miles
Priestlands Secondary School	1.6 miles
Walhampton (Private School)	0.9 miles
Brockenhurst Train Station	4.8 miles
Brockenhurst Tertiary College	5.0 miles
The Pig	5.6 miles

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 be happy to confirm the position to you.



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