



44 Rowans Park

*Lymington, SO41 9GE*

SPENCERS  
COASTAL





*A spacious three bedroom semi detached home in need of modernisation, within walking distance of Waitrose and the top of the high street.*

### The Property

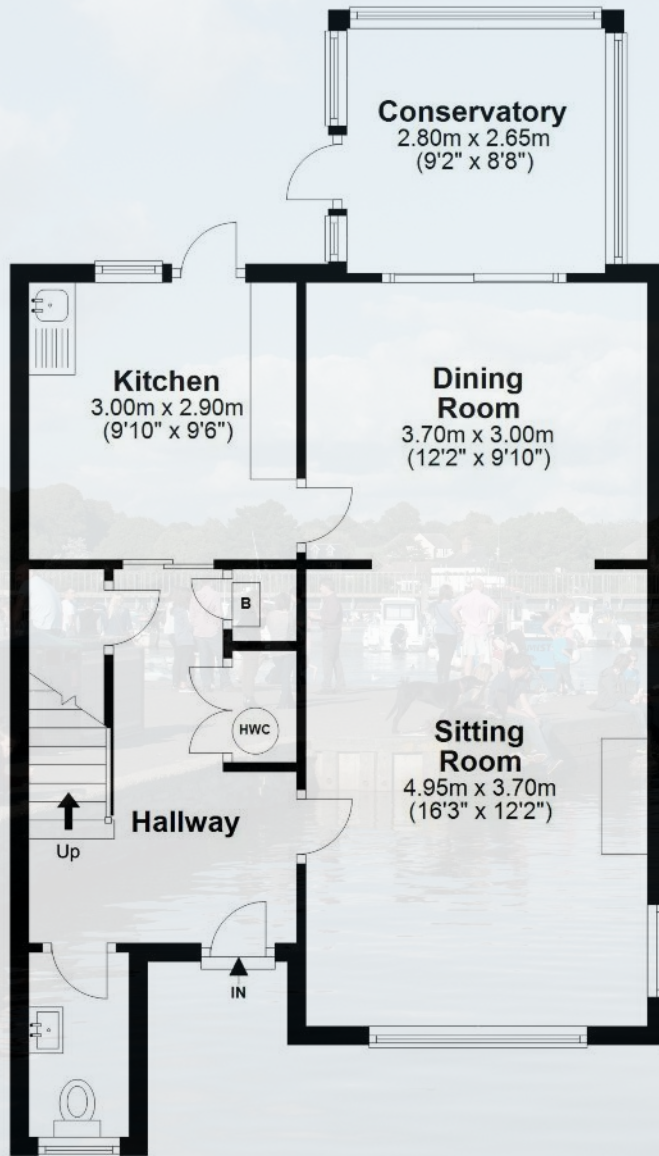
Entrance porch opens in to the wide and spacious hall with stairs to the first floor, a large ground floor cloakroom and fitted cupboards housing the immersion tank and boiler. The hallway nicely flows through to the bright living room which has lovely views across the communal green to the front, feature fireplace and an open plan dining area with doors to the conservatory. The kitchen is original and is need of updating. There is a door through to the dining room as well as the rear garden.

**£389,500**



FLOOR PLAN

Ground Floor

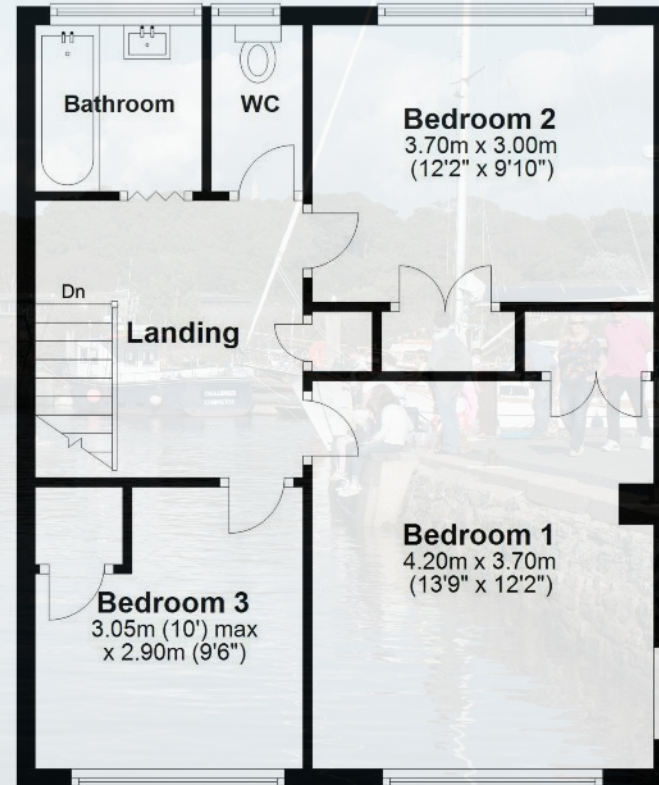


Approx Gross Internal Areas

House: 107.7 sqm / 1159.0 sqft  
Conservatory: 7.7 sqm / 83.2 sqft

**Total Approx Gross Area: 115.4 sqm / 1242.2 sqft**

First Floor





*The property is the largest home on the development and offers ample accommodation with a lovely leafy outlook at the front and back.*

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### **The Property continued . . .**

The first floor landing is of notable size and leads to all bedroom accommodation. The main bedroom is a particularly good size double room with built-in wardrobe and views across the pretty open green at the front of the property. Bedroom two is also a good sized double with built-in wardrobe with leafy views. Bedroom three is a double and all three bedrooms make use of the generous sized family bathroom with separate WC. The property would benefit from cosmetic updating throughout and has the benefit of being offered with vacant possession.



### **Situation**

Rowans Park is a small leafy development with mature tree lined roads. There are landscaped, well maintained communal gardens surrounding the houses and over which this house has attractive views from its sitting room and master bedroom. The house is superbly positioned for the facilities of Lymington including the vibrant Georgian high street which caters for most daily requirements and just around the corner is a Waitrose supermarket. Lymington is well regarded as a centre for sailing and the New Forest is on the doorstep with glorious country walks.





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*There are well maintained communal gardens and a garage in a block close by.*

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### Grounds & Gardens

There is an open plan front garden with a lawned area with path and steps leading to the front door. The walled rear garden has been designed to be of low maintenance with a sunny paved patio area. A single garage with up and over door is in the nearby block as well as ample visitor parking.



### Directions

From the office drive to the top of the High street and bear left at the one way system, turn immediately right into Highfield and then first left into Rowans Park. At the end of the road turn bear to the left and the house can be found at the end of the cul de sac on the left hand side overlooking the green.



## Services

Tenure: Freehold

Council Tax - D

Energy Performance Rating: F Current: 34 Potential: 83

Estate Management Charges: Communal maintenance approx. £480 per annum

Property Construction: Brick elevations with slate roof

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water & drainage

Broadband: Superfast broadband with speeds of up to 80mbps is available at this property (ofcom)

Mobile Signal / Coverage: No known issues, buyer to check with their provider

Conservation Area: No

## 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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