



2 Solent Avenue

Lymington, Hampshire SO41 3SD

SPENCERS
COASTAL





An impressive four bedroom detached chalet style bungalow on a generous plot set in one of Lymington's most tree lined avenues. This impressive property benefits from ample parking, an integral double garage, a south facing garden and flexible accommodation which affords the house a versatile layout.

The Property

The light and airy entrance hallway leads to all main reception rooms. A door leads from here through to the well appointed kitchen which is a good size room with country style units providing extensive storage and complimented with wood effect work surfaces. There is space for a range cooker with extractor set above, fridge/freezer and dishwasher. A large window overlooks the front garden. There is door connecting through to the double garage.

From the kitchen, a door leads through to the generous dining room with doors through to the conservatory and stairs leading to the first floor. The conservatory enjoys a panoramic view of the garden and offers a sunny, spacious and tranquil setting. The utility room provides a useful space with additional storage, includes a separate WC and sink and offers access out to the rear garden.

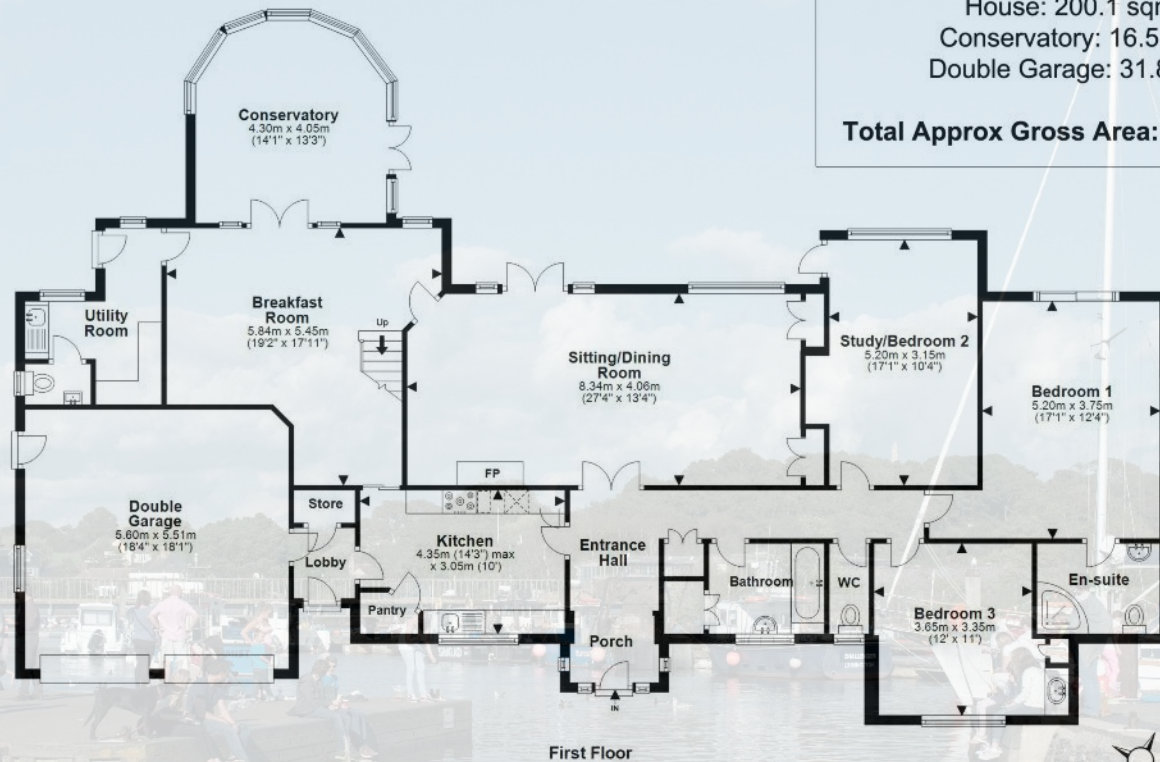
The study/bedroom four is set off the hallway with views over the rear garden. The principal double bedroom can be found on the ground floor and is extremely spacious. There is an additional double bedroom and all bedrooms make use of the family bathroom. The first floor landing is light and spacious and provides access to an extensive loft space which would be ideal for conversion subject to the necessary planning consents. There is a further double bedroom set across the landing and a family bathroom. The family bathroom is tiled with a suite comprising bath with shower over, low level W.C., and wash hand basin.

£1,495,000



FLOOR PLAN

Ground Floor



Approx Gross Internal Areas

House: 200.1 sqm / 2153.5 sqft
Conservatory: 16.5 sqm / 176.9 sqft
Double Garage: 31.8 sqm / 342.1 sqft

Total Approx Gross Area: 248.4 sqm / 2672.5 sqft

First Floor



Illustration for identification purposes only, measurements are approximate, not to scale. FP USKetch
Plan produced using PlanUp.



Located South of the high street and a moments walk from the Marinas and the Town centre.

Grounds & Gardens

To the front of the property there is considerable parking within a generous gated driveway. The driveway also allows for boat storage and has direct access to the double garage. The frontage is well planted and screened from the road. There is side access through to the rear garden.

Adjacent to the rear of the property is a south facing patio area, ideal for entertaining. The majority of the garden is laid to lawn and is fenced to provide a high degree of privacy.

The Situation

Solent Avenue is arguably one of Lymington most sought after roads. The property is situated in a highly regarded residential road south of Lymington High Street and close to the marinas and sailing clubs. The Georgian market town centre of Lymington offers cosmopolitan shopping and a picturesque harbour, is within easy walking distance of the property, as well as the open-air seawater baths and the railway station to Brockenhurst which has main line links to London Waterloo.

Directions

From our office in Lymington, turn right and proceed up the High Street to the one way system, bearing left towards the west, signposted Christchurch. On reaching the roundabout take the first exit and proceed along Rookes Lane and down the hill to the mini roundabout. Take the third exit into All Saints Road and pass The Fishermans pub. Take the third turning on the left into Queen Katherine Road and Solent Avenue is the second turning on the right.







Services

Tenure: Freehold

Property Construction: Brick faced elevations under a slate roof

Mains gas, electricity, water and drainage

Council Tax - G

EPC - D Current: 66 Potential: 77

Superfast broadband with speeds of up to 47 mbps is available at this property (ofcom)

Moderate mobile coverage via O2

Conservation Area: No

Floor Risk: No risk

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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