



65 Western Road

Lymington, SO41 9HJ

SPENCERS
COASTAL





The Property

A charming 2-bedroom end-of-terraced cottage, perfectly situated in a sought-after location within walking distance to Lymington High Street. This delightful home boasts excellent condition, character features, and a south-facing garden.

Upon entering, you'll be greeted by a warm and inviting atmosphere that captures the essence of cosy cottage living. The cottage has been meticulously maintained, ensuring a move-in ready experience for its fortunate new owners. Every corner reflects the care and attention put into preserving its character.

The living area is a true highlight, featuring a welcoming ambiance enhanced by a charming fireplace, adding a touch of elegance and warmth to the space. The attractive kitchen has a tiled floor and is fitted in a farmhouse style with cream storage cupboards having wooden work surface tops. There is room for a fridge/freezer and dishwasher and a glazed door leads to the glazed rear porch. Adjacent to the kitchen is a most useful brick outhouse, used as the utility room with a cloakroom and plumbing for washing machine.

The stairs lead from the sitting room and are accessed through a door. Bedroom one is spacious double room with dual aspect sash windows to the front and an attractive fireplace. Bedroom two is also a double room with a sash window to the rear. The bathroom is large and has an original Victorian roll-top bath and a large overhead shower.

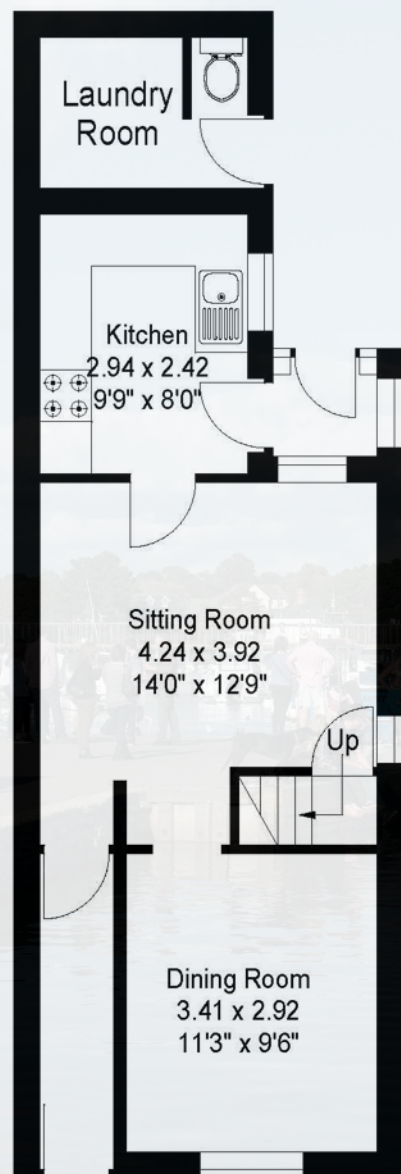
The Situation

Western Road forms part of an attractive and increasingly popular enclave of peaceful residential roads that are conveniently positioned for both Waitrose and the High Street which offers a range of boutiques and larger shops as well as historic pubs, restaurants and cafes. Lymington is a thriving market town with an abundance of green space and world renowned sailing opportunities from the deep water marinas and yacht clubs. The town is surrounded by the open spaces of The New Forest which provides almost limitless walks and cycle rides. There is a railway station in the town offering services to London Waterloo via Brockenhurst and a ferry to Yarmouth on the Isle of Wight.

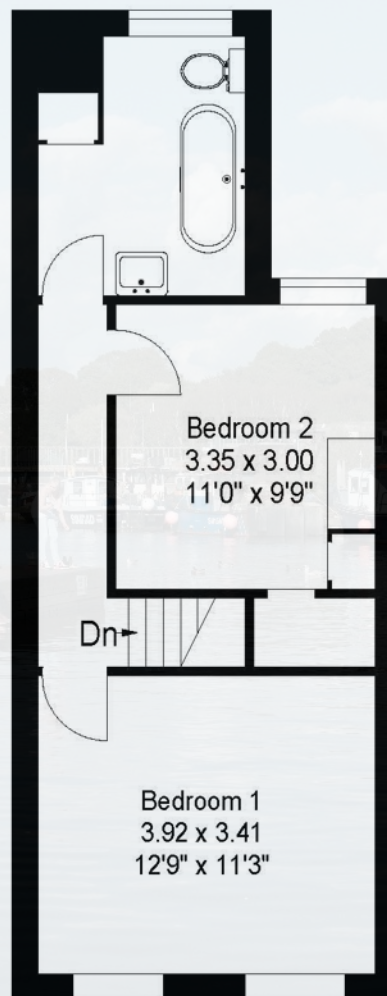
£489,000



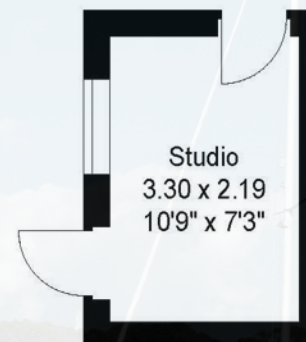
FLOORPLAN



Ground Floor



First Floor



Approximate
Gross Internal Floor Area
House: 83sq.m. or 893sq.ft.
Studio: 7sq.m. or 75sq.ft.

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NOT TO SCALE



Grounds & Gardens

The garden boasts an abundance of natural beauty and sunlight due to its optimal south-facing orientation. This ensures a warm and inviting atmosphere, perfect for enjoying the outdoors and soaking up the sun's rays.

Nestled within the garden, you'll discover a small set of tables and chairs, providing an idyllic spot for al fresco dining. Adding to the charm of this garden is a quaint garden shed, providing convenient storage for your gardening tools and equipment.

Services

Energy Performance Rating: E Current 53 Potential 85

Council Tax Band: C

All mains services connected

Property Video

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



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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