



37 NEW STREET • LYMINGTON • SO41 9BP

Guide Price £700,000

Located just a few hundred yard from Lyminster High Street, this charming Grade II Listed three double bedroom Victorian townhouse offers beautifully presented accommodation split over three floors and has the benefit of a west facing rear garden, garage and parking space.



FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 99.0 sq.m. (1066 sq.ft.) approx.
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Property Specification



- Open plan kitchen with bi-folding doors opening onto rear garden
- Sitting room
- Dining room
- First floor master bedroom with en-suite shower
- Two further first floor double bedrooms
- First floor family bathroom
- West facing rear garden
- Garage and off road parking for one vehicle in front
- Located within the heart of Lymington town centre, just a couple of minutes walk to the High Street
- Beautifully presented accommodation located over three floors

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

A recently renovated and extended Grade II Listed Victorian townhouse that is beautifully presented throughout while retaining its original character. It is ideally located just a few hundred yards' walk to Lymington High Street with its shops, restaurants and boutiques, and is an easy walk to the quay and two marinas. This property has the additional benefit of a garage to the rear, with off-road parking for two cars. There is a rear garden that has been designed for easy maintenance, with bi-fold doors from the kitchen with steps up to a patio area that makes an ideal entertaining space. The sitting room is positioned to the front and has a sash window and a Clearview log burner with an archway through to the dining space which has an open fireplace and stairs to the first floor. The dining space flows through into the kitchen which has a range of modern units and an island unit with integrated appliances including washing machine, fridge/freezer, dishwasher and Rangemaster double oven and five-burner gas hob. There is space for a breakfast table and chairs, and which offers plenty of light and space.

On the first floor you will find the master bedroom positioned to the front with a sash window, fitted wardrobe and an en-suite shower room. Bedroom two is a double to the rear with a sash window and cupboard housing the newly fitted combi-boiler and there is a family bathroom which has a white suite including bath with shower over and

a feature hand-made sink. Stairs rise to the second floor where you will find a third double bedroom with character features and plenty of storage cupboards.

To the front of the house is a shingled garden with low wall and hedge borders. The rear garden is low maintenance, with a log storage shed, raised flower beds and wooden fencing borders. The raised patio area has ample room for garden furniture. The garage can be accessed from the rear of the garden through a wide single stable door and is fitted with power and light and plenty of overhead storage and has one parking space in front of the double doors.

The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

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