



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

13 St Thomas Park

Lymington • SO41 9NF







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Offered chain free, this town centre three bedroom house benefits from a west facing garden, allocated parking space, garage and is within a short walk to Lymington High Street and local amenities.



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£475,000

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## Key Features

- Large reception hall
- Kitchen and rear lobby
- First floor family bathroom
- Low maintenance courtyard garden with large brick built garden store
- Offered with no forward chain
- Large dual aspect sitting room
- Ground floor cloakroom
- Three first floor bedrooms, all with built-in wardrobes and the master bedroom with en-suite shower room
- Allocated parking space and garage in nearby block
- EPC Rating: E & Council Tax Band: E







# Description

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This three bedroom end of terrace house located in a popular area close to Lymington High Street, is offered for sale chain free and benefits from an allocated parking space, garage in nearby block and a west facing garden.

Front door leading into the large reception hall with window to the front aspect and stairs leading to the first floor with understairs storage cupboard. To the left is a door leading into the spacious dual aspect sitting room with window to the front aspect and sliding patio doors to the rear, leading out to the garden. There is a brick built fireplace with inset gas fire, hearth and mantelpiece. From the reception hall, there is door leading through to the inner hall with a built-in storage cupboard and a cloakroom fitted with a wash hand basin and low level WC. Further door from the inner lobby leading through to the kitchen, which is fitted with a range of floor and wall mounted cupboard and drawer units with inset double stainless steel sink unit with mixer tap over and tiled splashbacks. Space for cooker, space for tall fridge freezer, window to the rear aspect overlooking the garden. There is a useful serving hatch through to the sitting/dining room. Door from the kitchen through to the into the rear lobby which has space and plumbing for washing machine and a door to the rear leading outside.

First floor landing with hatch giving access to the loft space. Built-in airing cupboard housing the hot water cylinder. Master bedroom with built-in wardrobe, window to the front aspect and en-suite shower room comprising a fully tiled large walk-in shower cubicle with electric shower, low level WC, wash hand basin with inset vanity storage cupboard under, heated towel rail, part tiled walls and obscure window to the rear aspect. Double bedroom two has a built-in wardrobe and window to the front aspect. Bedroom three has a

built-in wardrobe and window to the rear aspect. The family bathroom is fitted with a panelled bath unit, pedestal wash hand basin, low level WC and obscure window to the rear aspect.

The front garden is open plan and predominantly laid to lawn, with flower bed borders with mature shrubs and a path leading up to the front door.

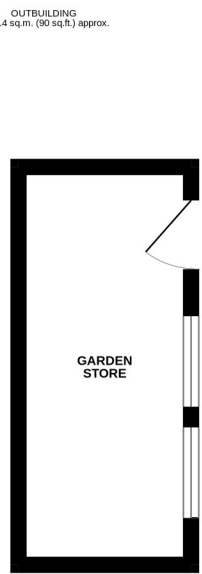
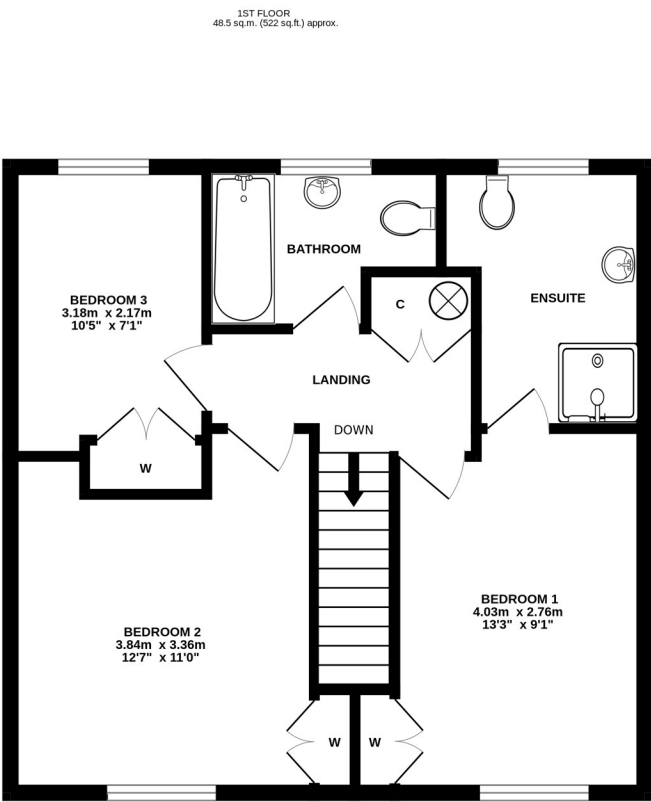
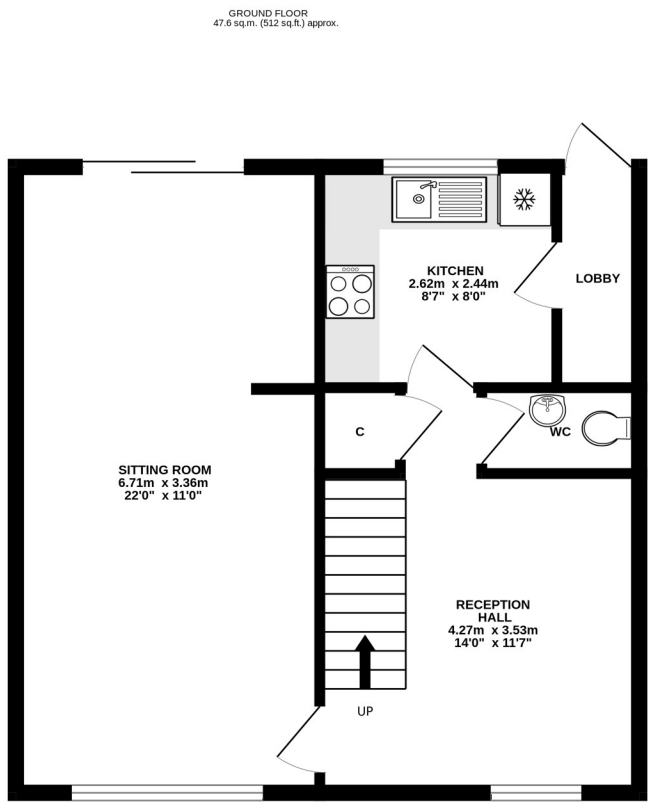
The rear garden is wider than average, paved for easy maintenance with various mature shrubs and bushes. There is an outside tap and a side pedestrian gate leading to the allocated parking space and to the garage block where the single garage is located. In the rear garden there is a useful large brick built garden storage with door and windows.

Please note: the next door adjoining property property has a right of way over the garden.

St Thomas Park is a highly desirable small development, tucked off Lymington High Street. Lymington offers an extensive range of shops from large household names such as M&S Simply Food and WH Smith to independent boutiques, coffee shops, restaurants, pubs and tea rooms. There are also a variety of hair salons and beauticians to choose from. Saturdays provide a vibrant atmosphere throughout the town as the market attracts many locals and visitors from throughout the forest and beyond. Lymington is the ideal location for those who enjoy water sports with two marinas and sailing clubs holding access to the Solent and a short drive away from beaches.



# Floor Plan



13 ST. THOMAS PARK  
TOTAL FLOOR AREA : 104.5 sq.m. (1125 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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