



**3 Stanley Road**

*Lymington, SO41 3SJ*

**SPENCERS**  
COASTAL









*An attractive and rarely available five bedroom semi detached Edwardian property positioned over three floors located in a prime position to the south of Lymington High Street.*

### The Property

The property now requires modernising but still offers spacious accommodation and original period features. There is an attractive covered porch opening in to the hallway with under stairs storage. The hall leads through to the dated kitchen area with a breakfast sun room, separate dining room over looking the rear garden with French doors leading to the patio and a spacious lounge to the front with a feature fireplace and large Edwardian windows to the front garden.

There are three double bedrooms on the first floor, with the primary bedroom having large period windows over looking the front. The two further bedrooms over look the rear garden with the family bathroom, now requiring updating.

Stairs continue to the second floor with two further medium sized bedrooms, one with rear aspect and one with front aspect. There is currently a connecting door to number 5.

**£1,400,000**

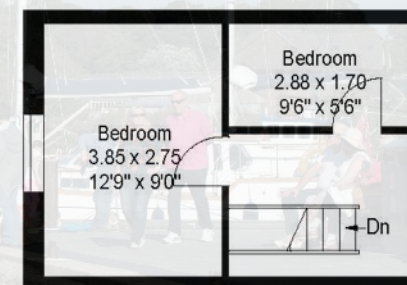
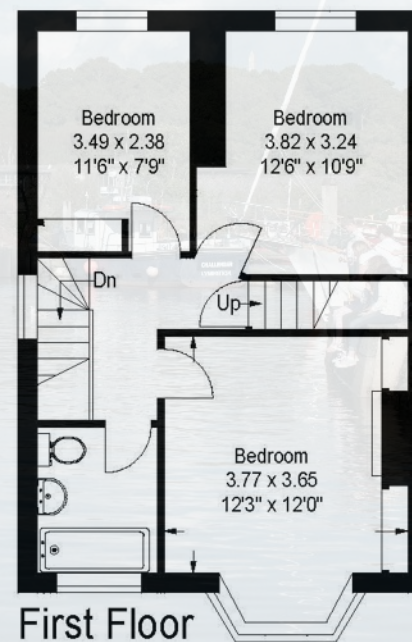
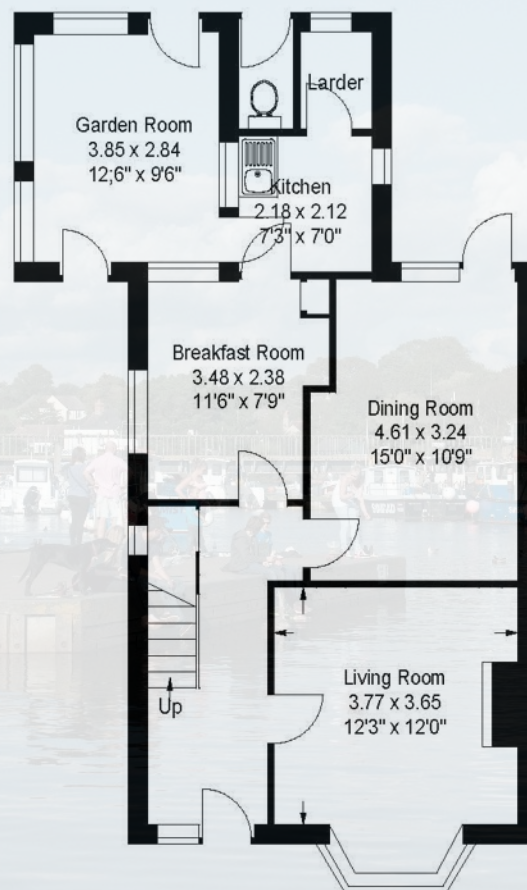
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Approximate  
Gross Internal Floor Area  
House: 139sq.m. or 1496sq.ft.  
Garage: 48sq.m. or 517sq.ft.

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NOT TO SCALE







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*Within a short walk of the marinas The property is close to pubs, restaurants and waterfront and is offered with no forward chain.*

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The Property continued . . .



## Situation

Stanley Road is a most sought after location to the south of the High Street and within minutes of the marinas and sailing clubs of the Georgian market town of Lymington. This cosmopolitan town also offers diverse shopping facilities, a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.





## Directions

From our office proceed up the High Street and take the first turning left into Church Lane. After some distance proceed straight on into Broad Lane and at the end turn left into Stanley Road. The property can be found a short distance on the left hand side.







*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Grounds & Gardens

There is a small front garden with a low retaining wall. To the side is a spacious parking area which leads to the lawned rear garden being approximately 40 ft in depth with various trees and mature plantings. The owners plan to retain the majority of the rear land in order to build a new residential property. The outline of the garden is shown by the red line on the external rear garden photo.

## Services

Energy Performance Rating: F Current: 31 Potential: 75

Council Tax Band: E

All mains services are connected.

## 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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