



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

2 Billington Place

Pennington • Lymington • SO41 8JQ



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Offered chain free, this delightful detached family home offers spacious and well presented accommodation. The property benefits from an en-suite master bedroom, detached garage and driveway parking. The property is conveniently located within easy reach of Lymington High Street, Woodside Gardens, popular local Schools and and has good transport links nearby.



3



2



£685,000

Key Features

- Kitchen, utility room and cloakroom
- Conservatory
- First floor family bathroom
- Detached single garage and driveway parking for multiple vehicles
- Located with walking distance of local Junior and Secondary schools and Lymington High Street
- Large sitting room and separate dining room
- Three first floor double bedrooms, all with built-in wardrobes and the master bedroom with en-suite shower room
- Good size enclosed rear garden
- Offered for sale with no forward chain
- EPC Rating: D and Council Tax Band: F



Description

Located in a popular small development within easy reach of Lymington High Street, this three bedroom detached family home offers well proportioned accommodation and benefits from an en-suite master bedroom, a detached garage and driveway parking for several vehicles.

Covered entrance porch with outside light. Panelled/glazed front door leads into the spacious entrance hall with cloakroom and stairs rising to the first floor with understairs storage cupboard. Door leading into the large dual aspect sitting room which has a feature Adam style fireplace fitted with a gas coal effect fire and sliding doors leading through to the conservatory with built-in concertina roof blinds, vertical window blinds and a ceiling fan light. Windows to all sides and double doors opening out to the rear garden. Separate dining room with large bay window overlooking the front garden. The kitchen has a range of floor and wall mounted cupboard and drawer units with rolled worktop over and tiled splashbacks. Single bowl and drainer sink unit with mixer tap over. Built-in four ring gas hob with electric oven under and extractor hood over. Integrated fridge, space and plumbing for dishwasher, space for tall fridge freezer, window to the rear aspect overlooking the garden. Door from the kitchen into the utility room with range of cupboards and a sink unit. Space and plumbing for washing machine and tumble dryer, wall mounted gas fired central heating boiler, window and half glazed door leading out to the rear garden.

First floor landing with window to the side aspect and hatch giving access to the loft space. Airing cupboard housing the hot water cylinder and shelving for linen storage. Master bedroom with range of fitted wardrobes and storage, windows to the front, rear and side aspect and there is an en-suite shower room which comprises of a fully tiled shower cubicle, pedestal wash hand basin, WC, part tiled walls, radiator and obscure glazed window to the rear aspect. Double bedroom two has a built-in wardrobe and window to the rear aspect and the third double bedroom has a built-in wardrobe and

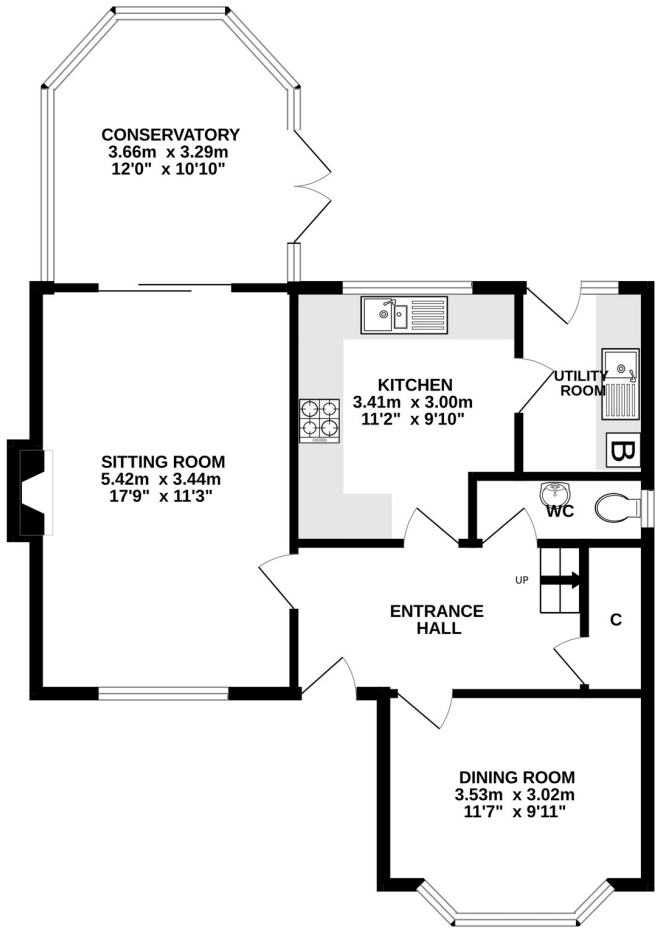
window to the front aspect. Good size family bathroom comprising a panelled bath unit with hand-held shower attachment, pedestal wash hand basin, WC, radiator, extractor fan, part tiled walls and obscure window to the rear aspect.

Outside to the front, the property is approached via a large gravel drive which provides parking for several vehicles and gives access to the detached single garage which has an up-and-over door to the front, personnel door and window to the side aspect, and power and light are connected. The rear garden is mainly laid to lawn with a paved patio area adjacent to the kitchen and conservatory and there are a range of raised flower bed borders, filled with plants and shrubs. There is also an outside tap.

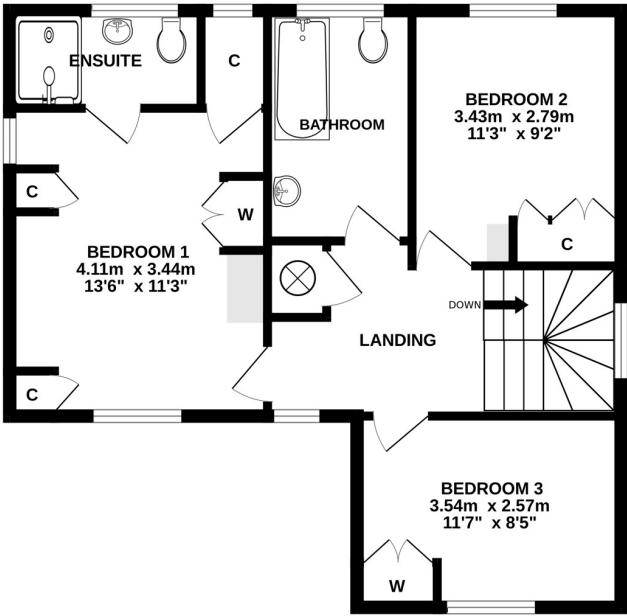
This charming property is located close to the shops and local catchment schools as well as the popular Leisure Centre. Woodside Park is close-by and the nearby beautiful Georgian market town of Lymington has many independent shops and the picturesque quay, deep water marinas and sailing clubs. Lymington has 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.

Floor Plan

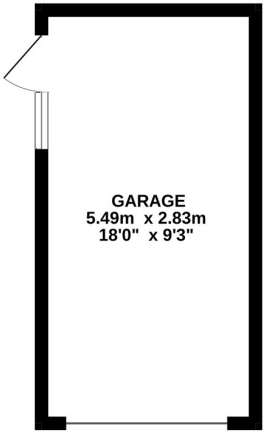
GROUND FLOOR
65.2 sq.m. (702 sq.ft.) approx.



1ST FLOOR
53.2 sq.m. (573 sq.ft.) approx.



GARAGE
15.8 sq.m. (170 sq.ft.) approx.



2 BILLINGTON PLACE

TOTAL FLOOR AREA : 134.2 sq.m. (1444 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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