



46 Shrubbs Avenue

Lymington, SO41 9DJ



SPENCERS





Built to a high specification, this detached chalet bungalow enjoys a high degree of privacy and seclusion and is ideally situated within walking distance of Lymington High Street, yacht clubs and marinas.

The Property

The interior of the property is a particular feature as a great deal of thought and care has been taken to create a stylish and comfortable home.

The main living room is a light and airy space to relax in and is located at the rear of the property benefitting from views of the garden and access onto the sunny patio. The adjacent kitchen/dining room is of notable size and is fitted with a range of shaker style wall mounted cupboards and drawer units with granite effect work surfaces and a useful breakfast bar area, an ideal entertaining space. The kitchen offers an array of integrated appliances including a fridge/freezer, electric oven, microwave, gas hob and extractor hood. There is also a freestanding dishwasher, washing machine and tumble dryer alongside ample worktop space and cupboards offering an abundance of storage. There is a useful door leading outside to the side passage.

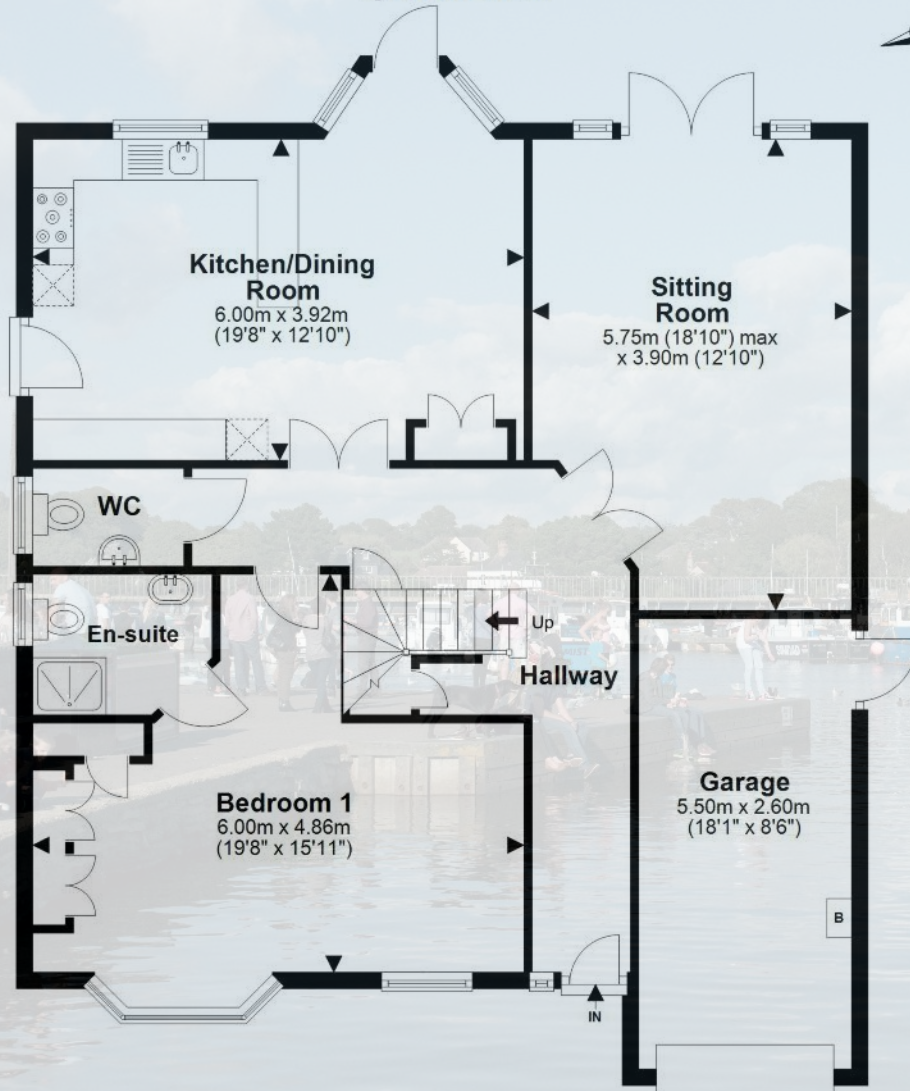
The principal bedroom suite is on the ground floor and benefits from a bank of fitted wardrobes and an ensuite shower room. A useful cloakroom completes the ground floor accommodation. From the hall, the staircase leads to the main landing from which the two spacious double bedrooms are accessed.

£715,000



FLOOR PLAN

Ground Floor



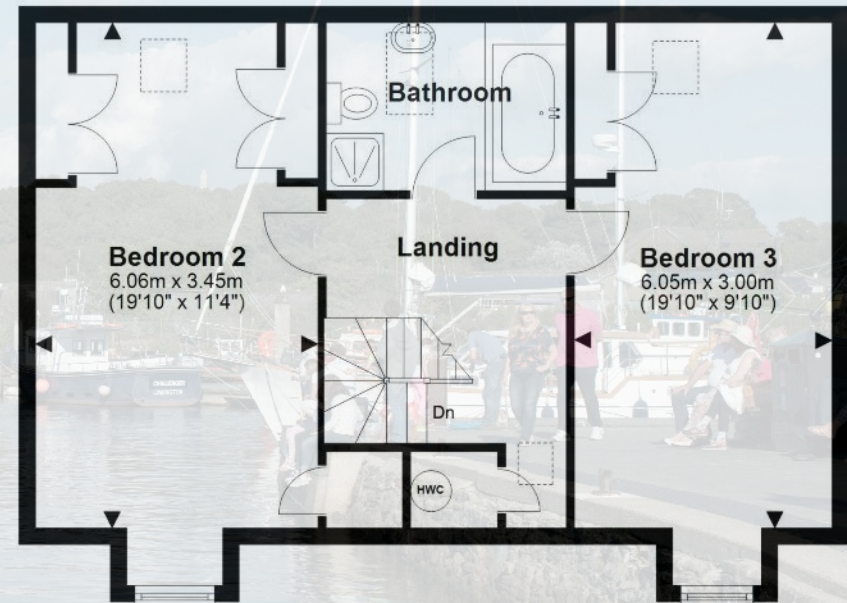
Approx Gross Internal Areas

House: 152.7 sqm / 1643.8 sqft

Garage: 15.0 sqm / 161.8 sqft

Total Approx Gross Area: 167.7 sqm / 1805.6 sqft

First Floor





The property is beautifully presented throughout with light and spacious ground floor living accommodation. There are three good sized bedrooms along with two bath/shower rooms and viewing is highly recommended.

Grounds & Gardens

The property is approached by a private driveway with access to the single garage. There is gated pedestrian access either side of the property which leads through to the sunny south facing rear garden. The garden has a generous sized patio area adjacent to the living room and the kitchen/diner. There is also a raised decking area, a lawn and some attractive borders. The garden is private, is south facing and wonderful area to socialise or enjoy a quiet retreat.



The Situation

Ideally positioned a short 500 metre level walk from Lymington's historic Georgian High Street this location offers exceptional convenience with a wide range of shops, restaurants, bars and cafes only half a mile away. Lymington is also renowned for its excellent sailing facilities and also offers direct ferry services to the Isle of Wight as well as a rail connection to London via Brockenhurst in approximately 2 hours. There are beaches nearby at Milford on Sea and Barton on Sea with the expanse of the New Forest, with its unrivalled walks and rides.





Services

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 74 Potential: 83

Property Construction:

Utilities: All mains services connected

Heating: Gas central heating

Broadband: There is currently no broadband connection but once connected ultrafast broadband speeds of up to 1000 mpbs are available at this property.

Parking: Driveway and garage

Directions

From our offices turn left down the High Street turning left into New Street next to Costa Coffee. Continue for approximately 400 yds to the T-junction and turn left and then almost immediately right into Lower Buckland Road. Travel down Lower Buckland Road for a couple of hundred yards, then take the next left. The house can be a short distance on the left hand side.

Important Information

Spencers 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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