



Triton House

Queen Katherine Road, Lymington, SO41 3RY

SPENCERS
COASTAL





Situated on a spacious 0.27-acre plot, this charming 3-bedroom detached property is located in the highly desirable area on the south side of Lymington High Street. Just a short walk from the town centre, the picturesque quay, and the marinas, this home offers both convenience and appeal. The property boasts a recently landscaped large garden.

The Property

A covered porch leads to the front door, which opens into a welcoming hallway. In the hallway, you'll find stairs going up to the first floor, along with a storage cupboard under the stairs. To the left, the sitting room has a lovely bay window looking out to the front garden and a cozy gas fireplace. Further along the hall, a door opens into the large family/dining room, which features a brick fireplace and built-in storage cupboards. Two side windows bring in natural light, and sliding patio doors lead to the conservatory. The conservatory has a tiled floor and a pitched roof, creating a relaxing space with doors that open out to the patio and garden. At the end of the hallway is the kitchen/breakfast room, fully equipped with wall and floor cabinets, laminate countertops, an electric hob with an extractor fan, and a built-in oven.

Guide Price £1,395,000



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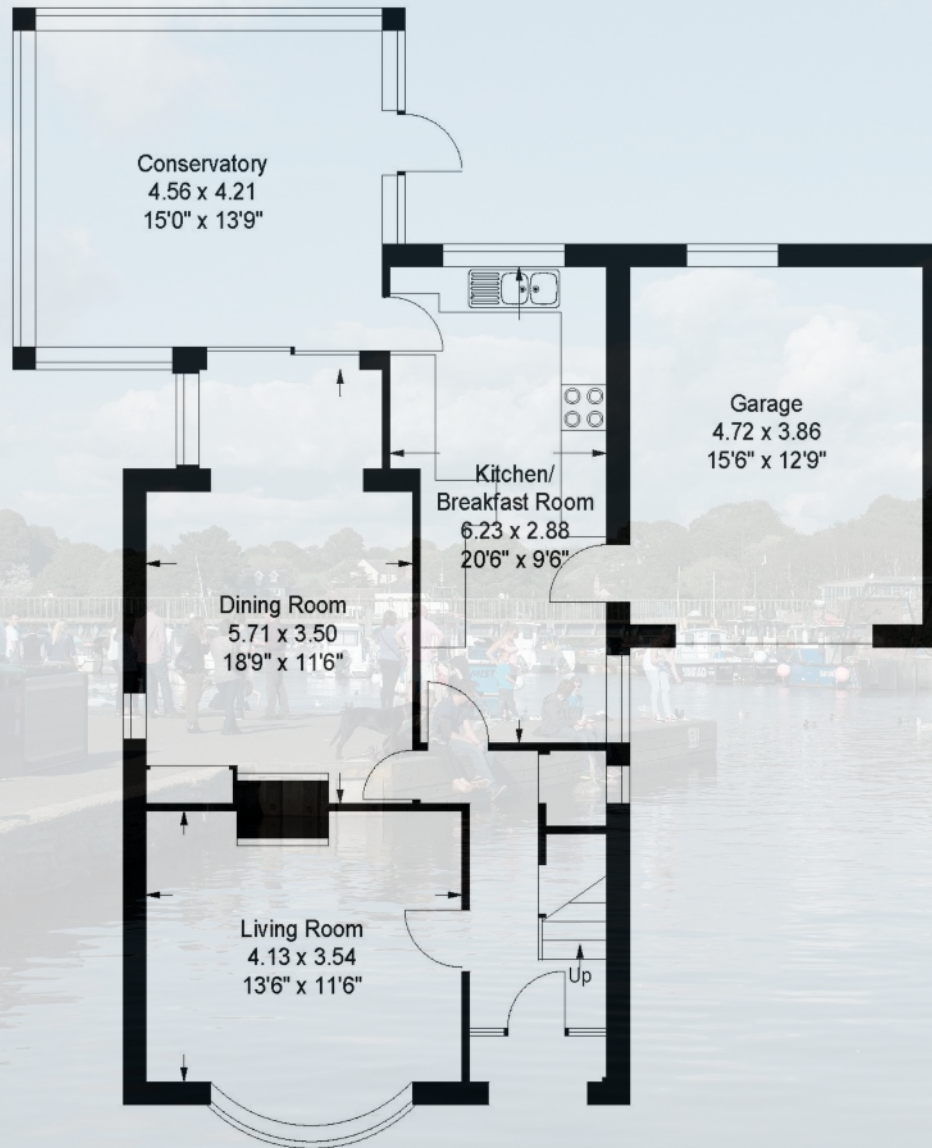


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FLOOR PLAN

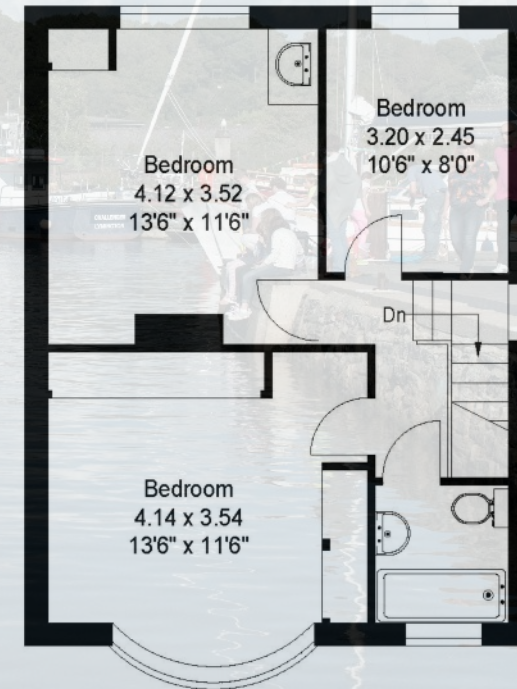


Ground Floor

Approximate
Gross Internal Floor Area
Total: 146sq.m. or 1572sq.ft.
(Including Garage)

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NOT TO SCALE



First Floor



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With potential to double the ground floor, and also upstairs to five bedrooms with suitable ensuite, the precedence of which being Great End, the house to the right (see main picture) of Triton House. Both houses were identical when originally built, however Great End has since doubled in size, with drawings and planning consent relevant to Triton's development available on request, or via New Forest Council's planning portal.



The Property continued . . .

A glazed door connects to the conservatory, and another door provides access to the garage which has an up-and-over remote controlled door. Upstairs, the stairs lead to a landing with three bedrooms and a family bathroom. The principal bedroom has a bay window overlooking the front and plenty of built-in wardrobes, cupboards, and drawers. The second bedroom looks out over the back garden and comes with a built-in wash basin, vanity unit, and cupboards, including one that houses the hot water tank with shelves. The third bedroom also faces the rear garden. The family bathroom is next to the principal bedroom. A hatch on the landing allows access to the loft space for additional storage.



Grounds & Gardens

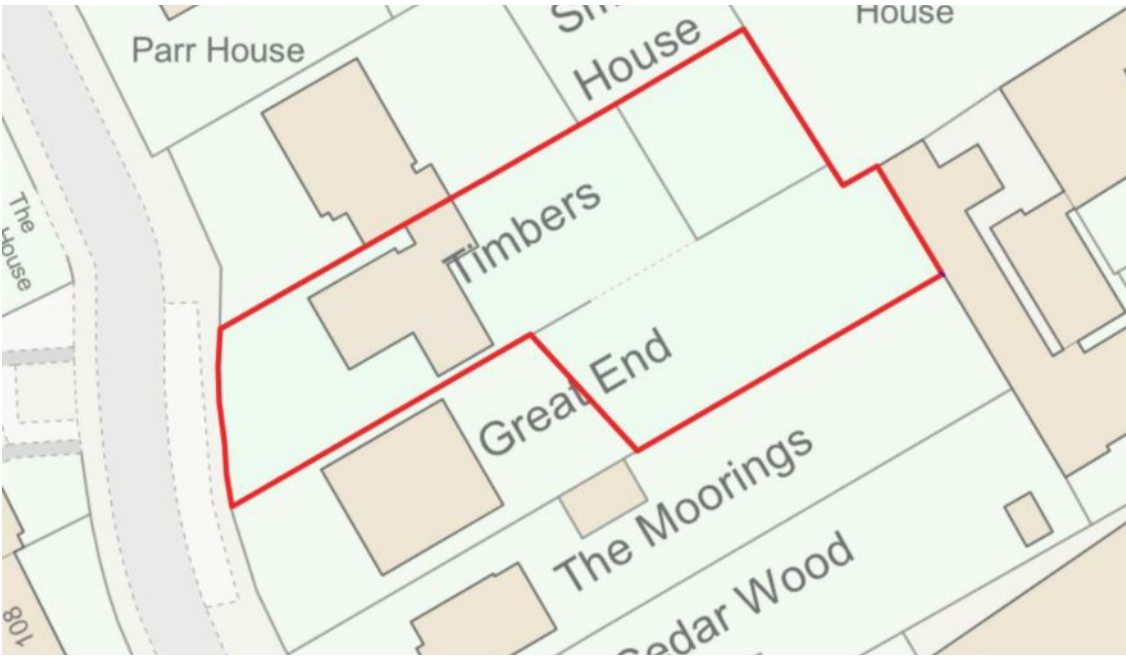
The property can be approached via a gated entrance offering ample parking. To the left, a well-maintained garden stretches out, mostly laid to lawn and framed by hedging and shrubs along the boundary, providing a peaceful and private setting. The rear garden is expansive and open, offering delightful views of the nearby boat masts. Adjacent to the conservatory is a charming patio area, perfect for outdoor seating. The garden itself is predominantly laid to lawn, dotted with a few trees, while hedges enclose the boundary, enhancing both privacy and aesthetics.

Situation

Queen Katherine Road is an extremely convenient and popular address which is close both to Lymington's historic High Street and quay. There is a wide range of pubs, restaurants and cafes within a short walk as well as superb walking along the sea wall and in the New Forest as well as a range of sailing clubs and marinas in Lymington. Lymington is well connected both by road and rail with the M27 lying to the north and twice hourly trains from Lymington station to Brockenhurst which connect with direct services to London Waterloo.

Directions

From our offices, head down hill and at the bottom of the High Street turn right into Captains Row. Continue until the end of the road and when it turns sharply to the left, go straight ahead onto Queen Katherine Road. The house will be found a short walk or around 50 yards on the left hand side .



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

Services

Tenure: Freehold

Council Tax: E

Energy Performance Rating: E Current: 54 Potential: 75

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: Superfast broadband with speeds of up to 64mbps is available at this property

Mobile signal / coverage: No known issues, buyer to check with their provider

Conservation Area: No

Important Information

Spencers of Lymington 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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