



3 Park Road

*Lymington, SO41 9GW*

SPENCERS  
COASTAL









*An attractive two bedroom detached bungalow with planning permission, situated in a quiet tree lined road within walking distance of Waitrose and the town.*

## The Property

A double glazed front door leads into a reception hall where a door immediately on your right provides access to the sitting room with an attractive red brick surround open fireplace and double aspect windows providing plenty of light into the room.

Back into the hallway further doors lead to two bedrooms, a shower room and the dining room.

The bedrooms are of a similar size with bedroom one having a front aspect window providing a pleasant view over the front garden. Bedroom two has a built-in wardrobe and a rear aspect window looking out to the conservatory and south facing rear garden.

The modern shower room with tiled walls comprises a white suite with shower cubicle, wash hand basin and WC.

The dining room has a side aspect east facing window and a feature fireplace.

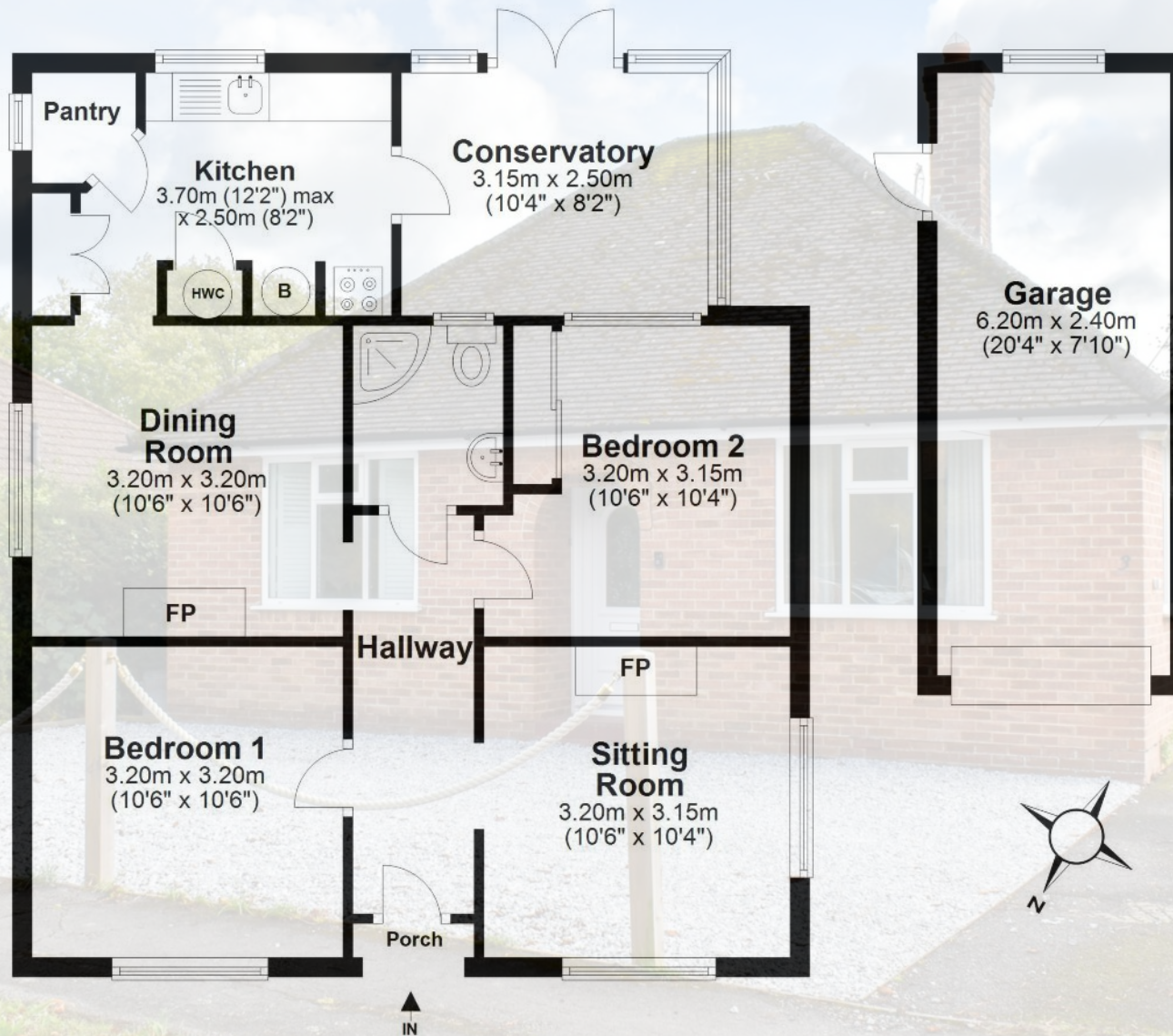
**£495,000**





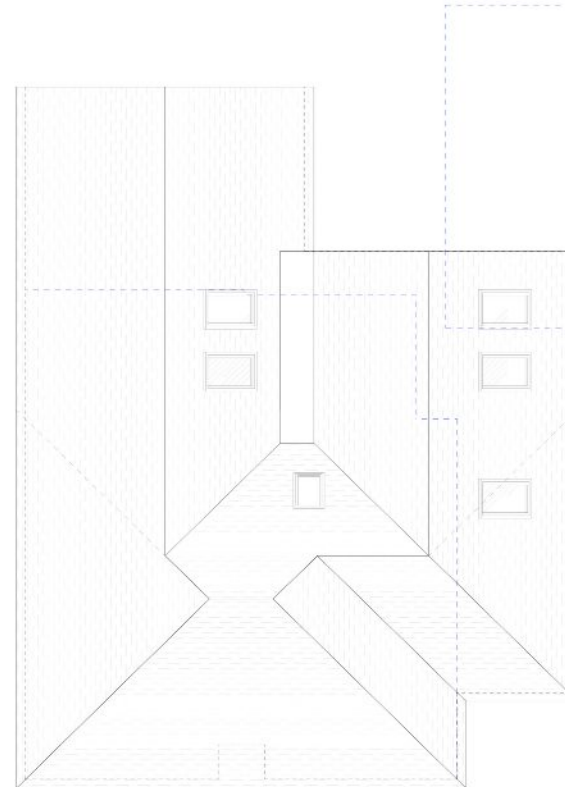
## Floor Area (incl garage)

Approx. 83.7 sq. metres (900.5 sq. feet)



Total area: approx. 83.7 sq. metres (900.5 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



**Notes:**

DRAWING TO BE USED FOR THE STATUS AS NOTED, DO NOT SCALE FROM THE DRAWING OTHER THAN FOR PLANNING PURPOSES.

ALL SIZES TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION. ALL WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT STATUTORY AUTHORITIES. IN PARTICULAR PLANNING DRAWINGS SHOULD NOT BE USED FOR BUILDING REGULATION APPROVAL, NOR SHOULD PLANNING DRAWINGS BE RELIED UPON TO SHOW COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS.

UNLESS STATED, NO TOPOGRAPHICAL SURVEY CARRIED OUT. KODE ARCHITECTURE ACCEPTS NO RESPONSIBILITY FOR PLANS BASED ON THIRD PARTY INFORMATION OR ORDNANCE SURVEY MAPPING DATA.

LOCATION PLAN IS PRODUCED FROM DATA LICENSED FROM ORDNANCE SURVEY AND IS STRICTLY FOR USE WITH THIS PROJECT ONLY.

OWNERSHIP BOUNDARIES DEPICTED FOR THE PURPOSES OF PLANNING ONLY. CLIENTS SHOULD NOTIFY KODE ARCHITECTURE OF ANY DISCREPANCIES.

GLAZING, WHERE SHOWN TO BE A1 FIRE RATED.

WHERE APPLICABLE, A SUITABLY QUALIFIED FIRE CONSULTANT SHOULD BE APPOINTED TO ENSURE THE PROPOSALS ARE COMPLIANT WITH PART B / FIRE SAFETY. THIS INCLUDES FOR PROPOSED DWELLINGS WHERE A FIRE APPLIANCE CANNOT ACHIEVE THE ACCESS REQUIREMENTS AND SO THE USE OF AUTOMATIC FIRE SUPPRESSION SYSTEM / HYDRANTS MAY NEED TO BE INVESTIGATED.

REV	DETAILS	DATE

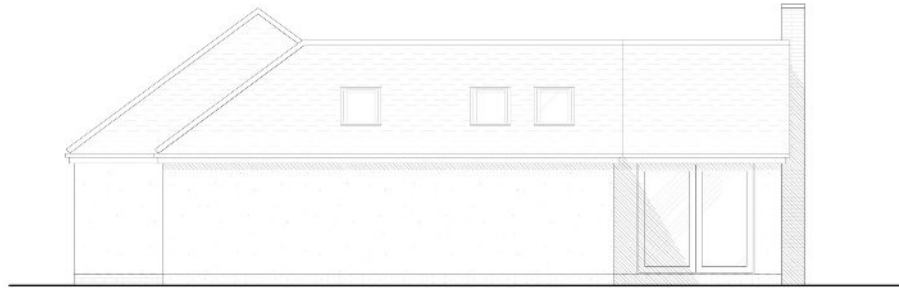
**kodearchitecture**  
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Telephone: 01565 576137  
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<b>PROJECT TITLE:</b>	Extension and Alterations 3 Park Road Lymington	
<b>DRAWING TITLE:</b>	Proposed Floor Plans	
<b>PROJECT DATE:</b>	May 2023	
<b>SCALE:</b>	as noted @ A3	
<b>JOB / DRAWING NO:</b>	KA/2023/J11 A103	<b>REV:</b> *
<b>STATUS:</b>	PLANNING	





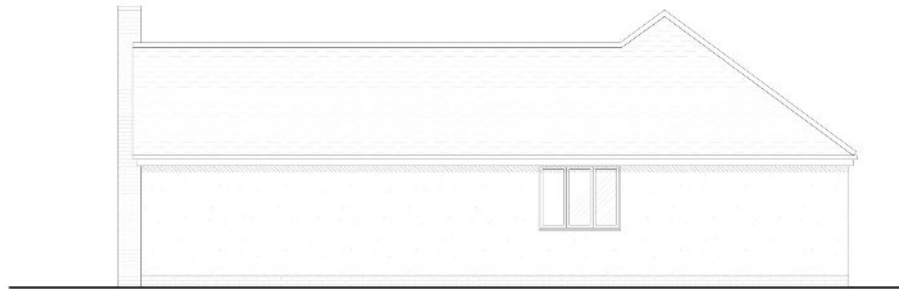
1 proposed north [front] elevation  
Scale: 1:100



2 proposed west elevation  
Scale: 1:100



3 proposed south elevation  
Scale: 1:100



4 proposed east elevation  
Scale: 1:100



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REV	DETAILS	DATE



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**PROJECT TITLE:** Extension and Alterations  
3 Park Road  
Lymington

**DRAWING TITLE:** Proposed  
Elevations

**PROJECT DATE:** May 2023

**SCALE:** as noted @ A3

**JOB / DRAWING NO:** KA/2023/J11  
A201

**REV:** \*

**STATUS:** PLANNING



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*The property enjoys a private south facing garden,  
driveway giving ample off road parking and a  
detached garage*

### The Property Continued...

A door leads into the kitchen which enjoys a delightful outlook over the sunny garden from the kitchen sink. There is a range of storage cupboards and work surfaces with tiled splashbacks. A double glazed door opens into the conservatory, which again provides pleasant views over the garden.

### Directions

From our office proceed up the High Street into the one way system taking the right hand lane. Follow the road around to the right passing Waitrose on your left as you continue into Southampton Road. Go through the traffic lights and take the 2nd turning on the left into Kings Road. Proceed for about 100 meters and take the first right into Park Avenue and then continue around the sharp left hand bend into Park Road where the bungalow can be found immediately on the left hand side.





## Grounds & Gardens

The front garden has been landscaped and provides an easy to maintain area with ample parking behind nautical style rope fencing. The driveway continues down the side of the bungalow to a detached single garage.

Gated side access on both sides leads to the south facing rear garden which is mainly laid to lawn and has a good sized patio adjacent to the conservatory. The garden is well screened by mature hedges and wooden panel fencing with numerous colourful plantings, shrubs and bushes.

## Situation

Park Road is a quiet tree lined road close to the centre of Lymington. The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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 also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.







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

## Services

Energy Performance Rating: E Current: 52 Potential: 82

Council Tax Band: D

Tenure: Freehold

All mains services connected

Broadband: Superfast broadband with speeds of 80 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

**Agents Note:** The current owners have applied for and been granted full planning permission for a single story rear and side extension.

## 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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