



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

43 Vitre Gardens

Lymington • SO41 3NA







# 43 Vitre Gardens

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Offered chain free, this charming property has been recently refurbished throughout and features a principal bedroom with en-suite shower room, a bright conservatory, garage, and a driveway offering ample parking. Ideally positioned, it is within easy reach of Lymington High Street and just a short stroll from the delightful Woodside Gardens, where you can enjoy the landscaped gardens and café.



3



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£625,000

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## Key Features

- No forward chain
- Open plan sitting/dining room through to Kitchen
- Conservatory enjoying views over and opening out to the rear garden
- Within easy reach of Lymington High Street and Woodside Gardens
- Driveway parking
- Recently fitted kitchen with built-in appliances
- Garage attached to the house
- Master bedroom with en-suite shower room
- EPC Rating: D
- Recently refurbished throughout

*Est.1988*







# Description

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This delightful property has been recently refurbished throughout and offers bright and well arranged accommodation, including an open plan sitting room and dining room with access to a conservatory and the rear garden. The property further benefits from driveway providing. Conveniently located within easy reach of Lymington High Street, Fox Pond shops and Woodside Gardens. The property benefits from a recently installed gas fired central boiler and new radiators in the bathrooms.

The front door opens into a welcoming entrance hall, leading to a bright, open-plan sitting and dining area with dual aspect windows and stairs rising to the first floor. The dining area flows seamlessly into the kitchen, which features a rear facing window, inset sink with mixer tap, and integrated appliances including tall fridge freezer, dishwasher, washing machine, oven and induction hob. Sliding doors from the dining room lead into the conservatory, offering lovely views and direct access to the rear garden.

The first floor landing includes a useful storage cupboard housing the new gas fired central heating boiler. The principal bedroom overlooks the rear garden and benefits from an en-suite shower room comprising a shower cubicle, WC, and hand wash basin. Bedrooms two and three both feature front aspect windows. The family bathroom, located at the rear of the property, has been recently re-fitted and is well appointed with a panelled bath with shower over and glass shower screen, WC, hand wash basin with vanity storage cupboards under and heated towel rail.

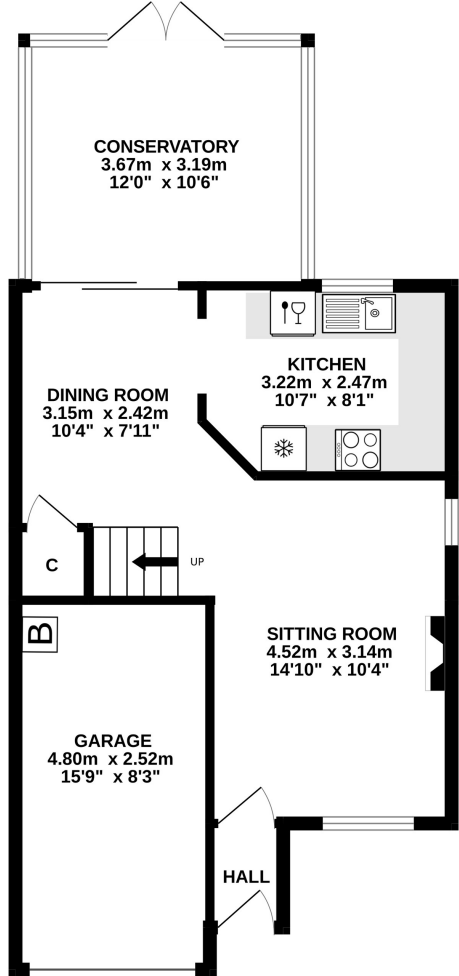
The front garden is beautifully presented with a neatly maintained lawn, framed by mature hedging, and complemented by a tarmac driveway. A stone pathway leads to the front door and continues to a side gate, while the attached garage features a convenient up-and-over door and has power. To the rear, the fully enclosed garden offers a peaceful and private setting, with mature trees and established shrub borders. The remainder of the garden is laid predominantly to lawn, with a paved pathway providing access to the side positioned shed.

The property is well located and within easy reach of Lymington High Street with its wide array of shops, eateries and bars, Woodside Gardens, The Salt Marshes and Lymington Train Station. The beautiful Georgian market town of Lymington, has many independent shops and a 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.

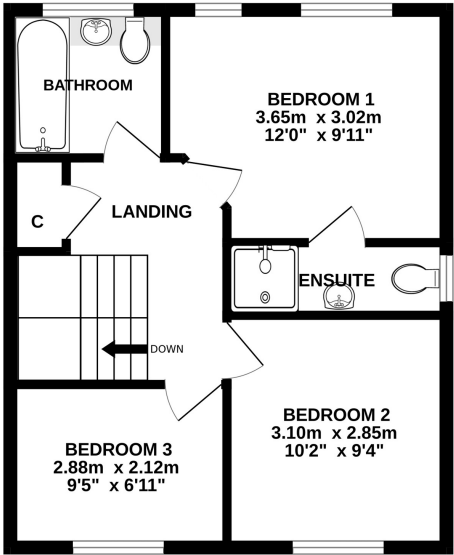


# Floor Plan

GROUND FLOOR  
57.1 sq.m. (615 sq.ft.) approx.



1ST FLOOR  
39.6 sq.m. (426 sq.ft.) approx.



43 VITRE GARDENS  
TOTAL FLOOR AREA : 96.6 sq.m. (1040 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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