



45 Middle Road

*Lymington, SO41 9HE*

SPENCERS  
COASTAL





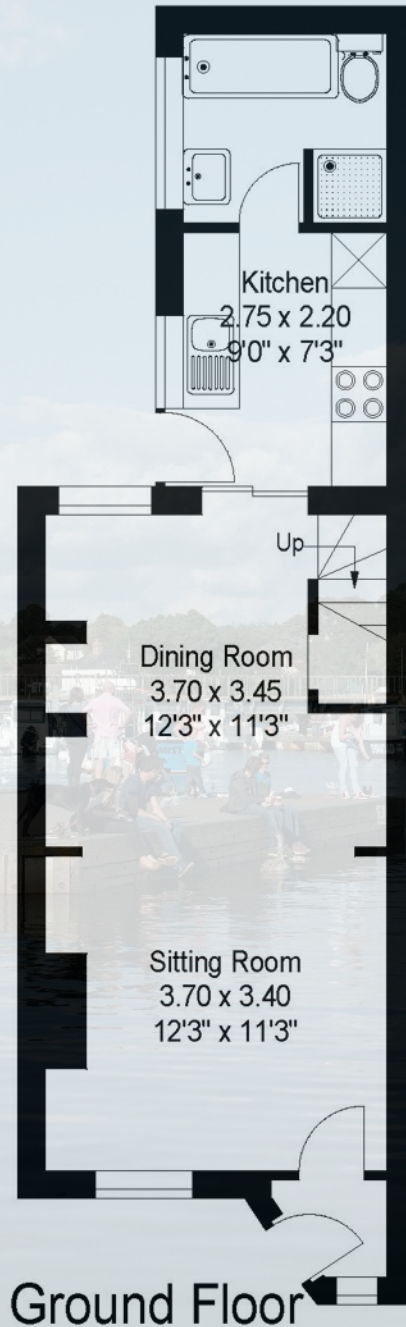
*Located in a highly sought-after location, this charming 3-bedroom mid-terraced townhouse spans three floors and is just a short walk from Lymington High Street. Brimming with character and in excellent condition throughout, this delightful home offers a perfect blend of period features and modern comfort.*

## The Property

The front door opens into a welcoming entrance porch, which leads directly into the sitting room. This cozy space features an open fireplace with a wood-burning stove, exposed brickwork, and solid wood flooring throughout, with sash windows offering views of both the front and rear elevations. From the dining area, a step down brings you into the charming kitchen, fitted with a variety of floor and wall-mounted units, solid wood countertops, and appliances such as a four-ring induction hob with an extractor, an oven, an integrated fridge freezer, and a dishwasher. The kitchen boasts quarry-tiled flooring and has a side door for added convenience. Another step down from the kitchen leads to the bathroom, which includes a panelled bath, shower enclosure, WC, and basin.

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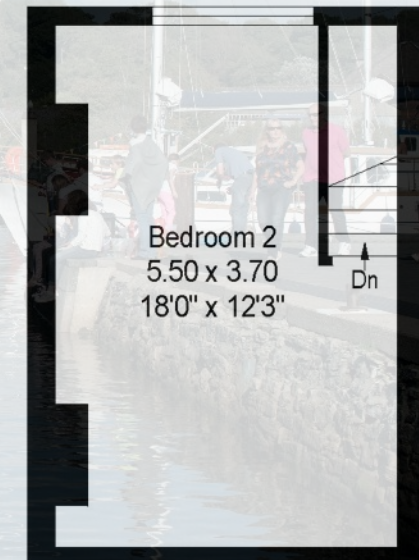
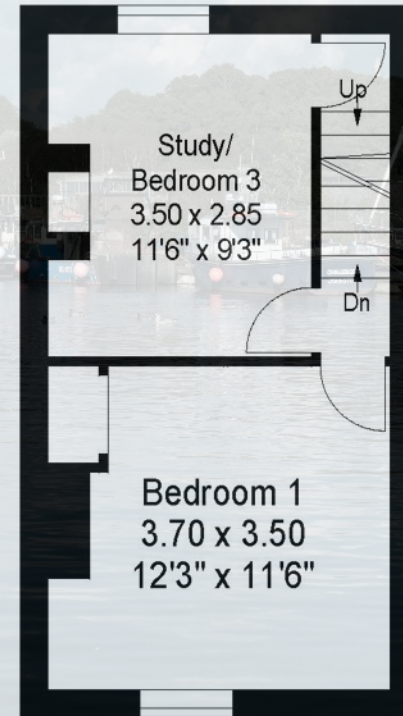
FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 85sq.m. or 915sq.ft.  
Summerhouse: 15sq.m. or 162sq.ft.

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## The Property continued . . .

The staircase from the sitting room leads up to the landing, where you'll find two bedrooms. The primary bedroom overlooks the front of the house and features exposed brickwork, an open chimney, and fitted wardrobes. The second bedroom also showcases exposed brickwork and a fireplace, with a window looking out to the rear. This bedroom is currently used as a study. A further staircase leads to the second-floor bedroom, which features an exposed chimney and a rear-facing window.



## Situation

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.



*The property boasts a south-facing garden, complete with a lovely summer house*

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### Grounds & Gardens

The rear garden, accessed through the kitchen door, includes a patio and a gate that provides access across the neighboring property's boundary. The path leads to a private rear garden with a timber shed and a garden room/office, complete with fitted units, worktops, and space for a fridge freezer, along with power and lighting.



### Directions

From our offices on the High Street, turn right and head to the top of the high street bearing right in the one-way system. Pass the entrance to Waitrose on the left and as you move onto Southampton Road, take the first turning on the left onto Eastern Road. Follow the road around the right-hand bend and turn first left into Middle Road. The property can be found near the end of the road on left hand side



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

## Services

Tenure: Freehold

Council Tax: C

Energy Performance Rating: D    Current: 59    Potential: 82

Property Construction: Brick elevations with slate roof

Heating: Gas central heating

Utility Supplies: Mains gas, electricity, water & drainage

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property. Ultrafast broadband with speeds of up to 1000mbps is available at this property

Mobile Signal/ Coverage: No known issues, buyers to check with their provider

Conservation Area: No

Easements: There is joint access route for neighbour to side access from the road.

Parking: Unallocated street parking

## 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.



## LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

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